

EASTERN BUILDING INSPECTION SERVICES

- **Property Location:**
- **126 Falmouth Street**
- **Sydney**
- **Nova Scotia**

- **Date:**
March 15/2007

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Eastern Building Inspection Services

ROOF - 12+/- years

ESTIMATED REPLACEMENT 6 to 8 years

ELECTRICAL- SERVICE AMPS - 100 amp copper, breaker types
(2 Panels, one per unit)

OIL TANK- APPROVED BY ULC, AGE - 1996, 200 gallon

NON-COMBUSTIBLE BASE YES

VENT PIPE EXCEEDS HEIGHT OF FILL PIPE NO

OIL LINE LOOPED AND ENCAPSULATED YES

LOCATION INTERIOR

AGE OF FURANCES - 10+ years

TYPE OF PLUMBING WASTE LINES-

Sewer lines- PLASTIC

Potable water lines- COPPER

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458 Terrace Street Sydney, NS
P.O. Box 1111, B1P 1K3
Telephone: (902) 562-1211
Fax: (902) 564-9844

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Eastern Building Inspection Services

March 14/2007

Lorway/MacEachern
112 Charlotte Street
Sydney, Nova Scotia
1- 902-539-4447
Att; Mr. Duncan MacEachern

Dear Sir,

At your request, a building inspection was carried out at 126 Falmouth Street, Sydney on March 12-13 /2007.

The structure is described as a wood frame, two storey duplex and being 12+/- years of age. The exterior dimensions as measured are 26x30.

The unit is supported on a cast -in- place concrete frost wall foundation and a slab-on-grade finished concrete floor. At the time of our inspection, the first floor area was dry and no indications of moisture were found. There is some hairline cracking of the foundation walls but excessive subsidence was not present, we consider this foundation as field-tested. The exterior grade appears sloped towards the foundation particularly on the rear elevation and side elevations.

The roof system is 2x4 pre-engineered trusses combined with plywood sheathing. The attic area is dry and we found no evidence of active leaks or contaminants.

The roofing shingles are considered in good condition. The roof

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Confidential

shingles do not demonstrate major aggregate loss or shingle curl. We believe the roof shingles are performing as designed and longevity as per the manufacture's warranty is projected.

The heat source for the units is an oil fired hot water delivery furnace connected to a factory built metal chimney.

We estimate the insulation resistance values for the unit as; exterior walls R-24.92 and roof area as R-40.0. The roof insulation is friction fit Fiberglas.

The electrical service is two panel, 100 amp, breaker type, three-wire copper and the tested circuits indicate good wiring.

The building services are municipal sewer and municipal water. The water delivery lines are copper and the required shut-offs are installed on most fixtures, the waste lines are plastic. A back-flow preventor valve may not be installed ahead of all services. No lead water lines were found during our observations. The bathroom of the second floor unit will require wall and ceiling repairs and painting.

All interior finishes are considered in " fair only " condition.

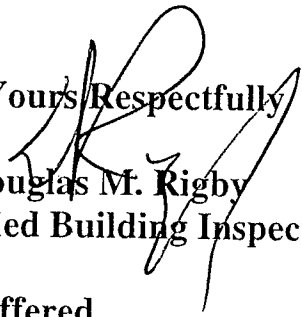
The exterior of the building is vinyl siding and vertical aluminum. The exterior soffit and fascia is maintaince free. The windows are thermo sealed units. Replacement of the broken front thermo seal glazing of unit A, ground floor, is recommended. The doors are prehung steel and are equipped with locking hardware. The vinyl undereave soffit on the southwest corner is deflected and should be repaired.

- (a) Nova Scotia Power Corporation to transfer electrical service to purchaser without upgrades, all upgrades should be the responsibility of the vendor.
- (b) The perimeters of the windows and doors should be raked out and caulked with 19gp silicon or equal.
- (c) Fire insurance is to be acquired by a purchaser before closing.

- (d) We do recommend the installation of fire extinguishers in each apartment. Both interior entrance doors should be equipped with self-closing devices.
- (e) We recommend gutters and downspouts be installed along the roof perimeters.
- (f) There is a jumper cable installed on the main electrical meter base.

Conclusion: This two storey structure is considered in reasonable condition and is located in a residential/commercial neighborhood. Some retrofits are necessary to the interior finishes and millwork however, this work could be carried out as the units are occupied.

Yours/Respectfully


Douglas M. Rigby
Certified Building Inspector

Disclosure included, destructive testing is offered.

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GLOSSERY AND INTERPERATION OF TERMS AS RELATED TO YOUR REPORT:

POOR- IMMEDIATE REPLACEMENT IS RECOMMENDED.

FAIR- LONGEVITY IS QUESTIONABLE, BUDGET FOR RETROFITS IN THE VERY NEAR FUTURE.

GOOD- EXISTING PRODUCT, PREFORMING AS DESIGNED.

VERY GOOD- ACCEPTABLE CONSTRUCTION STANDARD.

EXCELLENT- "AS NEW"

SHOULD- THE CLIENT MUST CONSIDER THE REPORT RECOMMENDATION AS INDICATED.

SHALL- THE ISSUE MUST BE ADDRESSED, POSSIBLE LIFE SAFETY RELATED.

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General disclosures for all clients

Dear Client,

A) As confirmed in our discussion, any repair costs indicated in our reports are our estimated prices and do not reflect contractors quotations nor are they intended to reflect on the actual purchase value of the building as inspected. The purchase price is determined by market conditions, any given estimates are intended as a guideline for the client to fully appreciate the extent of retrofit necessary to achieve a reasonable living standard.

B) Our inspection process is visual, we do offer destructive testing with the approval of the vendor and we do recommend the procedure. At an additional cost of \$1450.00, we will open areas on four exterior walls, remove and replace roofing material (1sq. foot) on all roof elevations (shingles) and open areas of enclosed basement walls and ceilings for your viewing. Contractors will be employed to return the building to an "as found" condition. These forces will be under the guidance of and be responsible to Eastern Inspection. Fees for this service are required in advance to work performed. Please note; if the inspection is visual only, our report shall be subject to destructive testing and Eastern Inspection shall not accept responsibility for defects, which may have been disclosed had destructive testing been authorized.

C) Our standard inspection relates to the time and conditions of our site visit and liability for our findings shall be limited to the actual cost of the inspection fees, no other warranties are expressed or offered on behalf of Eastern Building Inspection Services. Our clients are encouraged to be present during the physical building evaluation and question any specific issues or concerns that may arise.

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