

EASTERN BUILDING INSPECTION SERVICES

- **Property Location:**
- **8 Douglas Street**
- **Sydney**
- **Nova Scotia**

- **Date:**
March 3/2007

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Eastern Building Inspection Services

ROOF - 20+ years

ESTIMATED REPLACEMENT 0 to 2 years

ELECTRICAL- SERVICE AMPS - 100 amp copper, fuse type,
copper wire

OIL TANK- AGE - UNKNOWN, 200 gallon

NON-COMBUSTIBLE BASE YES

VENT PIPE EXCEEDS HEIGHT OF FILL PIPE NO

OIL LINE LOOPED AND ENCAPSULATED NO

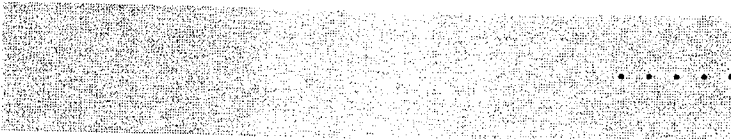
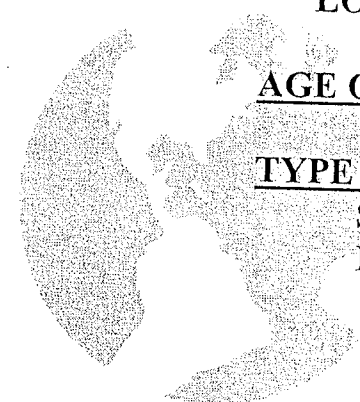
LOCATION EXTERIOR

AGE OF FURANCES - 10+ years

TYPE OF PLUMBING WASTE LINES-

Sewer lines- Black iron and ABS

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 3/2007

Lorway MacEachern
112 Charlotte Street
Sydney, NS
1-902-539-4447

Attention Mr. Duncan MacEachern

Dear Sir,

At your request, a building inspection was carried out at 8 Douglas Street, Sydney on March 2/2007.

Generally, the structure is described as a one and one half storey, wood frame dwelling, containing approximately 541 square feet on the first level and being 60 + years of age. The exterior building dimensions as site measured are 19x27 with a 4x7 enclosed porch installed on the side (north) elevation.

The unit is supported on a full foundation extending below the penetration of frost on most elevations. At the time of our inspection, the ground floor area was damp with active moisture present however, indications of major flooding were not found. The visual foundation walls appear in reasonable condition, considering the age and are classified as field-tested. There are existing cracks in the foundation walls that should be repaired by epoxy injection or vee-joint method. When this unit was originally built, technology relating to foundation drainage, as we know it, would not have been utilized. We classify the ground floor section as damp to wet and destructive testing is recommended.

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The building is framed 2x8 floor joists 16" to various centers, 2x4 exterior wall studding (assumed) and 2x6 roof rafters.

The second floor contains sleeping rooms and a bathroom. The bathroom area ie. walls and ceilings are covered in what we believe to be mold growth related to high humidity levels. We recommend the entire section be professionally cleaned and disinfected. In speaking to the owner, we were informed the tenants had broken the watercloset and flooding had occurred. The livingroom ceiling beneath the bathroom is stained, broken and damaged to the point where major repairs are necessary.

The roofing shingles are considered in fair to poor condition and demonstrate curling, missing shingles and aggregate loss. The lower roof portions and the flashing at the chimney are also in poor condition. We estimate roof repairs or replacement will be necessary within a zero to two year period.

We estimate the insulation resistance values for the unit as; basement R-0.7, exterior walls R-6.21 and roof area as R-6.

The electrical service is 100 amp. fuse type panels, two and three-wire. We find some tested circuits as open ground and the bathroom ground fault interrupter (GFI) is not active and does not react to loading. This receptacle must be changed and be made operable as serious injury or death could result. We recommend that an electrical contractor access the system and make safe this electrical service.

The dwelling is heated with an oil fired hot air delivery furnace connected to a masonry chimney. The appliance is an older type and in need of service. We recommend that replacement be given very serious consideration. We further recommend that furnace insurance is acquired and the insuring Oil Company analyzes the heat system, before a future closing. The oil storage the tank is in fair only condition and may not be approved by a recognized testing agency. Oil tank replacement is recommended.

The building services are municipal sewer and water. The water delivery lines are copper and galvanized and the required shut-offs

are installed at not all fixtures. The visual waste lines are plastic and black iron combination. A back-flow preventor valve was not found ahead of all services. The watercloset in the bathroom is very unstable and must be resecured. We believe that rot could exist beneath this fixture. A licensed plumbing contractor will be required to address all plumbing deficiencies. We recommend replacing all plumbing fixtures.

All interior finishes are in "fair to poor" condition. Personal garbage is stockpiled in the basement.

The exterior of the building is vinyl siding, the exterior soffit and fascia is vinyl and wood clad. We recommend the building wood trim sections be scrapped and painted a minimum of two coats and all rotted sections are replaced.

The windows are a combination of single and double glazed units. Many windows will require projected repairs and air sealing with some replacement projected. The doors include locking hardware.

The exterior landscape is graded towards the building on the rear elevation and the existing driveway must be cleaned and resurfaced.

In addition to our report, we recommend the following items are addressed before your closing;

- (a) Furnace insurance is to be acquired by a purchaser without upgrades before closing and all retrofits as recommended by the insurance agency should be undertaken.
- (b) Fire and building insurance should be maintained by the owner.
- (c) The perimeters of the windows and doors should be raked out and caulked with 19gp silicon or equal.
- (d) We recommend the air/sealing of all door and window frames.
- (e) We recommend the installation of electrically powered smoke alarms on each elevation. The alarms should be installed in a manner that if one alarm sounds all alarms will annunciate.

There cannot be a disconnect between the alarms and the overcurrent device.

- (f) The plumbing fixtures should be replaced.
- (g) We believe oil contamination exists in the basement and on the exterior driveway. We recommend an environmental assessment be carried out relating to oil and mold contamination and all recommendations of the environmental report be carried out.
- (h) The exterior steps and side porch should be replaced and new guards and rails installed.

Conclusion: An older one and one half-storey structure is in fair only condition and is located in a commercial/residential neighborhood. We believe extensive repairs will be necessary within the next zero to five-year period and related costs are subject to contractor quotations. A purchase should be viewed as building in need of upgrades or a work in progress.

Yours truly



Douglas M. Rigby,
Certified Building Inspector

Notes;

Disclosure included with this report.

The electric power to the basement section is not operable.

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GLOSSARY 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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