Peace Building Inspection Ltd.
Property Inspection Report

9715 - 100th Street, Peace River, AB. T8S 1S8
Inspection prepared for: Tanya Bell (Town of Peace River, AB.)
Real Estate Agent: Layne Gardner - Re/Max Northern Realty

Date of Inspection: 4/9/2024 Time: 11 a.m. Size: 19,300 sq. ft.
Weather: Sunny
Building is 41 years old.

Inspector: Claude Normandeau
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Phone: 780-532-4454
Email: peacebi@live.com

Introduction:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Feel free to call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to answer any questions you may have throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; the inspection will be limited by objects such as vegetation, possessions, and furnishing, or hidden behind finished portions of the structure. Depending upon the age of the property, some items (such as GFCI outlets) may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.
For your safety and liability purposes, we recommend that qualified experienced contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through immediately before closing to check the condition of the property, using this report as a guide.

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed &bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Report Summary

INSPECTION and SITE DETAILS		
Page 8 Item: 5	Utilities	The water was turned off at the time of the inspection. This condition will limit inspection of the plumbing system and may affect portions of other systems. Water may be off due to leaking plumbing pipes. The inspector is not allowed to open any main water lines for this reason. The inspector recommends that you have water service returned to the building at the same time having the plumbing system inspected by a qualified plumbing contractor.
EXTERIOR WINDOWS		
Page 12 Item: 1	Window Exterior Condition	Sealant around widows was old, discoloured, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.
EXTERIOR ELECTRICAL		
Page 17 Item: 4	Exterior Electrical Outlets	The exterior electrical receptacles at the rear of the building do not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection. This was not required when the structure was built but is a recommended upgrade. For safety reasons, the Inspector recommends that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. This can be achieved by: 1. Replacing the current standard receptacles with GFCI receptacles. 2. Replacing the electrical circuit receptacle located closest to the main electrical service panel with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains these receptacles with a GFCI breaker.
FOUNDATION		
Page 24 Item: 1	Foundation Configuration	The rear building extension over the parking lot had a steel piling foundation. The steel pilings are encapsulated inside a concrete tube to prevent corrosion. One piling has concrete that has spalled away thus exposing the steel piling to the elements. This piling needs repair at the base to ensure the steel is not exposed to the elements. Further investigation and repair by a qualified contractor is recommended.
GENERAL INTERIOR		

Page 31 Item: 5	Environmental Hazards	Materials in the building concrete masonry walls may contain asbestos. Asbestos has been classified as a known human carcinogen (a substance that causes cancer). People who become ill from asbestos are usually those who are exposed to it on a regular basis, most often in a job where they work directly with the material or through substantial environmental contact. To cause health problems, asbestos must be in a form in which the fibers can be inhaled, such as when it is cut, torn, or sanded. The building walls are insulated with a compound called vermiculite that may contain asbestos. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to remove any visible signs. The visible insulation is entering the building around window seals. If the window trim is properly sealed there is no likelihood of insulation entering the building. Further investigation and repair by a qualified contractor is recommended to seal the windows and remove any loose visible vermiculite insulation.
SERVICE PANEL		
Page 42 Item: 9	Wiring Defects	In the service panels, two grounding conductors (white wires) were installed in a lug designed for only one. The reason that two neutral wires can't be connected to a single terminal in a service panel is so that the circuit can be isolated if it needs to be worked on, there is also a possibility the connections might come loose, which could lead to a fire. Although this condition may have been present for many years, the inspector recommends correction by a certified electrical contractor.
BRANCH WIRING		
Page 43 Item: 1	Branch Wiring	Extension cord used as permanent wiring was visible at the lower level kitchen. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly installed, approved wiring by a qualified contractor.
Page 44 Item: 3	Switches	A switch in one room exhibited visible overheating to the touch. This switch was further examined with a Flir thermal camera indicating excessive heat. This condition is a potential fire hazard and should be investigated and any repairs made by a qualified electrical contractor.
Page 44 Item: 4	Lighting	At the time of the inspection, the Inspector observed a poor lighting fixture installation at the lower level maintenance room. This is considered an unsafe condition that needs improvement accordingly. All work should be performed by a qualified contactor.
FURNACE		

Page 46 Item: 3	General Condition	The Inspector recommends that the roof HVAC unit requires further investigation, cleaning, service and certification be performed by a qualified HVAC contractor. The inspector was unable to determine HVAC units age as the data plate was no longer legible.
Page 49 Item: 9	Thermostat	The building is equipped with many thermostats at various locations. Each thermostat will send a signal to a zone valve to provide heat to that location. There was no heat to some locations indicating that some zone valves will require replacement. One or more thermostats are damaged and will require replacement. The Inspector recommends further investigation and repair by a qualified heating, ventilation and air conditioning (HVAC) contractor.
Page 50 Item: 10	Ductwork	At the time of the inspection, the Inspector observed few deficiencies in the visible condition of ductwork. Notable exceptions will be listed in this report. One upper level room has a metal deflector installed at the furnace duct discharge. This could fall and cause injury. Removal recommended for safety reasons.
CENTRAL AIR CONDITIONER		
Page 51 Item: 2	General Condition	The building is equipped with (11) air conditioning units. (3) units have been upgraded leaving 8 very old units. The remaining air-conditioning units appeared to be beyond design life and may need to be replaced soon.
Page 51 Item: 3	System Response	The air conditioning (A/C) systems were not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having a clause inserted into the purchase contract for a one time satisfactory startup of the A/C units when exterior temperatures allow.
Page 52 Item: 6	AC Refrigerant Lines	Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..
WATER SUPPLY PIPES		
Page 55 Item: 3	Water Supply Pipe Material	Water distribution pipes were Polybutylene. Oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetyl fittings, causing them to scale, flake and become brittle. Micro fractures result, and the structural integrity of the water distribution system is compromised. The system may become weak and fail without warning causing damage to the building structure and personal property. Polybutylene pipes tend to fail more rapidly at higher temperatures and usually at connecting joints. Most leaks start as minor pinhole leaks, the inspector recommends closely monitoring for early leaks. Some insurance companies will not insure a property containing Poly B. Others will provide insurance at an increased premium.
WATER HEATER		
Page 57 Item: 3	General Condition	The water heater was old, and may need to be replaced soon.

Page 57 Item: 4	Burn Chamber Condition	The bottom water heater burn chamber exhibited heavy accumulation of metal flakes that are typically the product of corrosion of the water tank. This indicates that the water tank has suffered significant corrosion and may fail and leak soon.
Page 59 Item: 10	Drip Pan	Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.
BOILER		
Page 66 Item: 18	Hot Water Baseboard Distribution	Multiple hot water baseboard heaters in the building failed to provide heat upon demand. This may be caused by failed zone valves or circulation pumps. The Inspector recommends heating system inspection by a qualified plumbing or HVAC contractor.

INSPECTION and SITE DETAILS

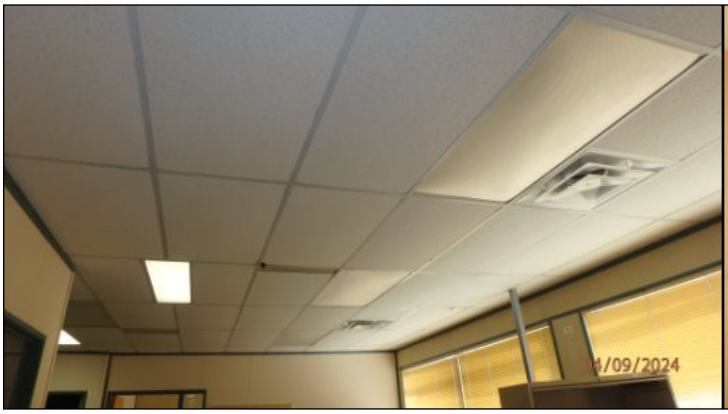
1. Disclaimers

The General Inspection does not include research, and so confirming any compliance with any manufacturer's installation recommendations or requirements lies beyond the scope of this inspection.

The building has suspended ceiling tiles. To avoid damage, the inspector will not lift or remove tiles.

Main water supply line was shut off at time of inspection

Central vacuum systems are not inspected



Ceiling tiles not removed to avoid damage. Some areas inspected, already had removed tiles

Alarm systems are not inspected

Alarm systems are not inspected

Fire extinguishers are not inspected

2. Attendance

The buyer did not attend the inspection.

The buyer's agent attended the early portion of the inspection.

3. Building Type

Detached

2 Story Commercial

4. Occupancy

The building was unoccupied but equipped with office furniture at the time of the inspection.

5. Utilities

The water was turned off at the time of the inspection. This condition will limit inspection of the plumbing system and may affect portions of other systems. Water may be off due to leaking plumbing pipes. The inspector is not allowed to open any main water lines for this reason. The inspector recommends that you have water service returned to the building at the same time having the plumbing system inspected by a qualified plumbing contractor.

6. Weather Conditions

During the 2 days preceding the inspection the weather was generally clear.

At the inspection, the ground was dry.

EXTERIOR GROUNDS

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Grading

LIMITATION: The inspection does not include an assessment of geological conditions and/or site stability. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the building. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of five (5) feet around the perimeter of the building.

The Inspector observed no deficiencies the grading around the structure at the time of the inspection.

2. Driveway Material

The property had an asphalt driveway.

3. Driveway Condition

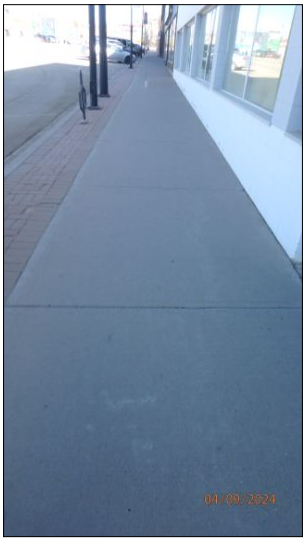
The Inspector observed no deficiencies the driveway condition at the time of the inspection.

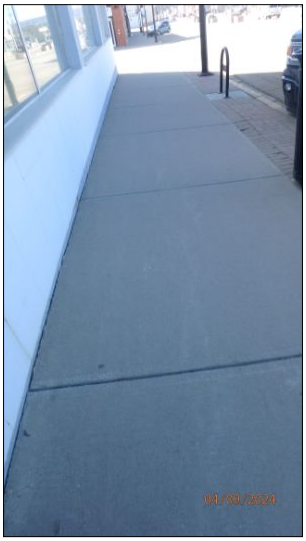
Asphalt driveway/parking lot in good condition at time of inspection

4. Walkways

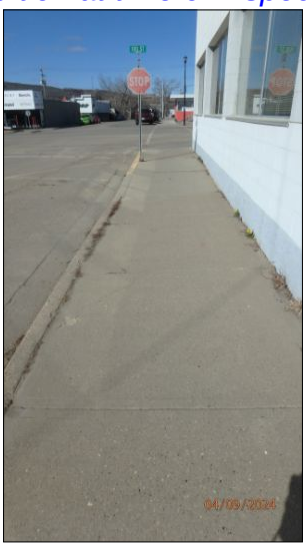
Building walkways were constructed of poured concrete.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the walkways at the time of the inspection.





Concrete walkways around the building in good condition at time of inspection



EXTERIOR DOORS

1. Exterior Door Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior doors.

Front doors in good condition at time of inspection

Rear exterior door in good condition at time of inspection

2. Exterior Door Hardware

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior door hardware.

3. Exterior Door Operation

At the time of the inspection, the Inspector observed no deficiencies in the operation of exterior doors.

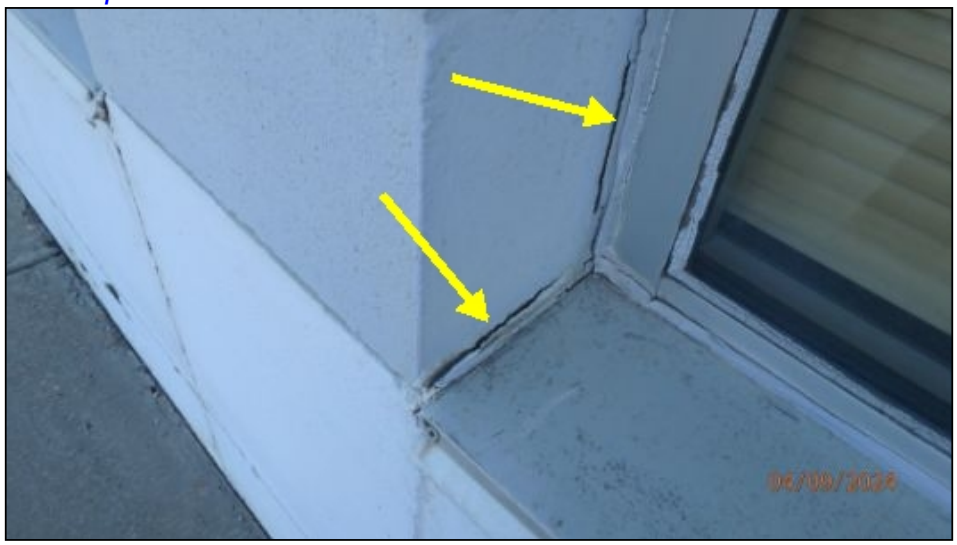
EXTERIOR WINDOWS

1. Window Exterior Condition

The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

Sealant around widows was old, discoloured, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.

Exterior windows in mostly good condition at time of inspection



Exterior window trim requires improved sealant to prevent leakage

2. Window Type

Double pane windows observed in the building. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals.

The windows in the building were not operational sealed units.

3. Window Condition

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the building.

4. Window Sill/Jamb Condition

Window jambs in the building exhibited minor deterioration. Gaps in the interior jamb is allowing wall insulation to enter the building. Window sealant improvement recommended.

Vermiculite insulation is entering building around the windows. All interior window trim requires sealing

5. Window Glazing

Although no condension was visible at the time of the inspection, several windows basementndicated a loss of thermal integrity. The seal gasket was visible in the window. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair or replacement of any window with exposed loose seals.

A few window seals have failed

EXTERIOR CLADDING

1. Exterior Wall Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

Rust stains at walls due to exterior window blind bracket fasteners that are rusting. Replacement with stainless steel fasteners will eliminate rusting. Wall painting recommended once repairs are completed.

Exterior walls requires some scraping and painting to protect the concrete block walls

2. Brick Construction Methods

The exterior walls were concrete masonry units (CMU) in good condition at time of inspection.

EXTERIOR TRIM

1. Trim Material

Exterior trim was composed of aluminum.

2. General Condition

At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions will be listed in this report.

3. Fascia

At the time of the inspection, the Inspector observed few deficiencies in the condition of the fascia. Notable exceptions will be listed in this report.

Fascia was missing in places and needed or replacement. All work should be performed by a qualified contractor.

Southwest corner of building is missing a 10 foot section of fascia

Missing fascia was located on roof of the building

EXTERIOR ELECTRICAL

1. Overhead Service Drop

The electrical service was overhead.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and point of attachment to the building.

Overhead power supply in good condition at time of inspection

2. Electric Meter Location

The electric meter was located at the rear electrical room.

Electric meter located at rear electrical room. Meter in good condition at time of inspection

3. Electric Meter Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure building electrical consumption.

4. Exterior Electrical Outlets

One or more exterior electrical receptacles did not have any power when tested. Further investigation and repair by a qualified electrician is recommended.

The exterior electrical receptacles at the rear of the building do not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection. This was not required when the structure was built but is a recommended upgrade.

For safety reasons, the Inspector recommends that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacle located closest to the main electrical service panel with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains these receptacles with a GFCI breaker.

Power to exterior outlets was shut off at time of inspection. Upgrade to GFCI outlets recommended

5. Exterior Electrical wiring

The Inspector observed no visual deficiencies in the condition of exterior electrical wiring at the time of the inspection. Inspection of wiring typically includes examination of general installation practices and visible condition.

ROOF GENERAL

1. Roof General

LIMITATION: As described in the inspection contract, this is a visual inspection only. Inspectors do not walk on the roof if it is too high, too steep, if it is snow/ice covered, or damage to the roof could be caused by walking it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

At the time of inspection, the roof looked to be in serviceable condition. No observable issues in the structure were noted.

Roof cover in good condition at time of inspection

Roof cover age was not determined but appears in good condition at time of inspection

2. Method of Inspection

The Inspector inspected the roof and its components by walking the roof and with the use of a drone.

Roof was accessed via this ladder

Roof also examined with a drone

3. Flat Roof

The building roof was low-slope which dropped less than two and one-half inches per foot of run.

This building is covered with rolled modified bitumen torched on roofing. This consists of a heavy, asphalt-saturated organic or fiberglass felt with a granular surface.

While we consider this material quite durable, the manufacturer's label typically warrants its life for just 20 years. Fortunately this type of roofing is easier for roofers to repair.

This roof cover age was not determined.

Roof cover in good condition at time of inspection

ROOF FLASHING

1. General Condition

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion.

The inspector observed no deficiencies in the condition of roof flashing.

2. Roof Edge Flashing

The inspector observed no deficiencies when inspecting roof edge flashing.

ROOF VENTS

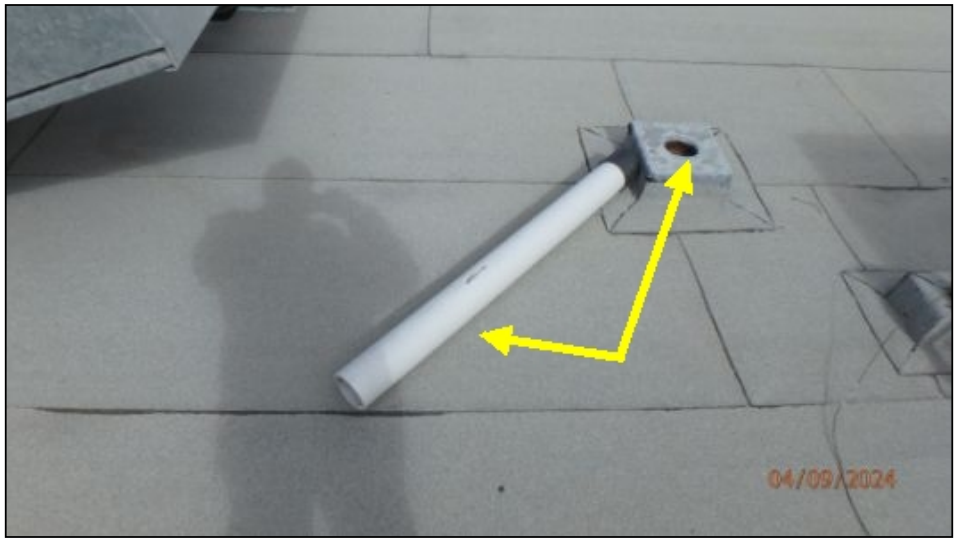
1. Combustion Vents

At the time of inspection, the combustion vents looked to be in serviceable condition. No visible issues in the structure, or materials were noted.

2. Plumbing Vents

A plumbing vent pipe serving the drain, waste and vent system had inadequate clearance above the roof. One vent pipe extension was disconnected.

To help ensure that they perform according to their design, plumbing vent pipes need to be installed above the level of anticipated snow accumulation. The Inspector recommends correction by a qualified plumbing contractor.



One plumbing vent stack needs to be attached

3. Exhaust Vents

At the time of inspection, the exhaust vents looked to be in serviceable condition. No visible issues in the structure, or materials were noted.

Roof vents in good condition at time of inspection

ROOF DRAINAGE SYSTEM

1. Drainage System Description

The roof drainage system consisted of gutters built into the roof surface feeding downspouts housed inside the exterior walls.

Gutters and downspouts were fabricated from vinyl.

In roof drains in good condition at time of inspection

2. General System Condition

The Inspector observed no deficiencies in the condition of the the roof drainage system.

3. Downspouts

One downspout discharged roof drainage next to the structural support piling. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 2 feet from the piling.

Rear downspout should drain away from the structure support post

GENERAL STRUCTURE

1. General Structure

The General Building Inspection does not include evaluation of structural components hidden behind finished surfaces (i.e., floor, wall, or ceiling coverings), but is visual and non-invasive only.

Due to the age of the building it would not comply with some generally accepted current standards. Buildings are not required to be updated to meet new standards as they are enacted. Buildings are inspected within the context of their age, location, general quality, and construction practice common at the time the structure was built.

Although the building may require some improvements, the condition for a building of this age is considered to be above average.

Rear parking lot overhang support in good condition at time of inspection

Roof truss joist structure support appears in good condition at time of inspection

FOUNDATION

1. Foundation Configuration

The building is constructed with poured concrete footing with walls constructed of concrete masonry units. Foundation and walls in good condition at time of inspection.

The rear building extension over the parking lot had a steel piling foundation. The steel pilings are encapsulated inside a concrete tube to prevent corrosion. One piling has concrete that has spalled away thus exposing the steel piling to the elements. This piling needs repair at the base to ensure the steel is not exposed to the elements. Further investigation and repair by a qualified contractor is recommended.

Rear structure pier has concrete around the steel support piling. Concrete repairs recommended

2. Concrete Foundation Walls

The visible portions of the foundations walls consisted of poured concrete.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.

Concrete foundation in good condition at time of inspection. Some minor cracking observed

3. CMU Foundation Walls

The visible portions of the foundation walls were constructed of concrete masonry units (CMU) commonly called "concrete block".

At the time of the inspection, the Inspector observed no deficiencies in the condition of the Concrete Masonry Unit (CMU) foundation walls.

Concrete masonry unit walls/foundation has typical minor cracks but is very good overall condition

FLOOR STRUCTURE

1. Floor Structure Description

The upper floor structure was viewed from the exposed ceiling tiles on the lower level..

The floor structure consisted of plywood subfloor sheathing installed over engineered steel framed joists.

The upper floor structure rested on top of the partition walls. Interior structure in good condition at time of inspection.

2. General Framing Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure.

STAIRS

1. General Stairway Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the staircase(s).

2. Handrail Assembly

At the time of the inspection, the Inspector observed no deficiencies in the condition of the handrails.

3. Stairway Width

The width of the stairway meets generally accepted standards, and is appropriate for the type and location of the stairway.

4. Risers

The stairway risers measurements fall within the accepted ranges for an interior stairwell.

5. Treads

The stairway tread measurements fall within the accepted ranges for an interior stairwell.

6. Headroom

The headroom clearance of the stairway falls within the accepted ranges for an interior stairwell.

7. Stairway Illumination

At the time of the inspection, the Inspector observed no deficiencies in the condition of illumination for this staircase.

The Interior section covers areas of the building that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

GENERAL INTERIOR

1. General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the building interior.

The building interior showed minor general wear and deterioration commensurate with its age.

2. Walls

At the time of the inspection, the Inspector observed few deficiencies in the condition of walls at the building interior. Notable exceptions will be listed in this report.

Interior walls in the building exhibited general minor damage or deterioration at the time of the inspection.

Room #245 has some minor wall damage that requires repair before painting

3. Ceiling

At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the building. Notable exceptions will be listed in the appropriate place n this report.

Stains on the ceiling in the lower level visible at the time of the inspection appeared to be the result of moisture intrusion from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. You should ask the seller about this condition. You may wish to consult with a qualified contractor to discuss options and costs for damaged or missing ceiling tiles.

Stains on the ceiling in the upper level visible at the time of the inspection appeared to be the result of moisture intrusion from past roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent.

Some lower level ceilings show water stains that were dry at time of inspection

Damaged or missing ceiling tiles from past leakage repairs

All lower level ceiling stains were dry at time of inspection

Upper level ceiling stains were dry at time of inspection

4. Interior Trim

At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components.

5. Environmental Hazards

Materials in the building concrete masonry walls may contain asbestos. Asbestos has been classified as a known human carcinogen (a substance that causes cancer). People who become ill from asbestos are usually those who are exposed to it on a regular basis, most often in a job where they work directly with the material or through substantial environmental contact. To cause health problems, asbestos must be in a form in which the fibers can be inhaled, such as when it is cut, torn, or sanded.

The building walls are insulated with a compound called vermiculite that may contain asbestos.

The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to remove any visible signs.

The visible insulation is entering the building around window seals. If the window trim is properly sealed there is no likelihood of insulation entering the building. Further investigation and repair by a qualified contractor is recommended to seal the windows and remove any loose visible vermiculite insulation.

Concrete block walls are insulated with vermiculite which may contain asbestos

FLOORS

1. General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

INTERIOR DOORS

1. Interior Door Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

2. Interior Door Hardware

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior door hardware.

3. Interior Door Operation

At the time of the inspection, the Inspector observed no deficiencies in the operation of interior doors.

KITCHEN

1. General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.

Lower level kitchen/Break Room sink requires repairs

Upper level kitchen in good condition at time of inspection

2. Cabinets

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

3. Cooktop/Ventilation

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen Ventilation.

Upper level kitchen stove exhaust vent in good condition at time of inspection

4. Countertops

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

5. Sink

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

Water flow not tested. Water shut off at time of inspection. The Inspector recommends evaluation and any corrections be performed by a qualified contractor once water is restored.

6. Undersink Conditions

Lower level kitchen sind drain and pump were not operational at time of inspection. The Inspector recommends repair by a qualified plumbing contractor.

Lower level kitchen/break room sink drain was disconnected and lift pump could not be tested

BATHROOMS

1. General Condition

At the time of the inspection, the Inspector observed few deficiencies in the condition of one ore more bathrooms. Notable exceptions will be listed in this report.

At the time of the inspection, one ore more bathrooms exhibited general minor wear and deterioration commensurate with the age of the building. One bathroom stall door is very loose at the hinge and requires repairs.

One lower level bathroom door is very loose at hinge

2. Sinks

At the time of the inspection, the Inspector observed no deficiencies in the condition of bathroom sinks.
Water shut off at time of inspection. The Inspector recommends evaluation and any corrections be performed by a qualified contractor once water is restored.

Bathroom sinks could not be tested. Water off at time of inspection

3. Undersink Conditions

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathrooms.

4. Cabinets

At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

All hardware for the bathroom cabinets was in good condition and functioning as intended at the time of inspection.

5. Counters

The countertops in bathrooms appeared to be in serviceable condition at the time of the inspection.

6. Toilets

The Toilets in bathrooms appeared to be in serviceable condition at the time of the inspection. Water shut off at time of inspection. The Inspector recommends evaluation and any corrections be performed by a qualified contractor once water is restored.

Bathroom sinks and toilets could not be tested as water supply was off at time of inspection

7. Bathroom Ventilation

One or more bathroom exhaust fans were excessively noisy at the time of the inspection and may need to be replaced soon. All work should be performed by a qualified contractor.

One upper level bathroom ventilation fan (near room #205) was noisy during operation

ELECTRICAL SYSTEM

1. General Condition

LIMITATION: A low voltage alarm system was installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

At the time of the inspection, the Inspector observed few deficiencies in the condition of the electrical system. Notable exceptions will be listed in this report.

Low voltage systems are not inspected

SERVICE PANEL

1. Service Panel Description

The electrical service conductors fed a single breaker-type main disconnect located in a electrical service room at the rear of the building that in turn fed (6) load center sub panels that had no single disconnect and that contained circuit breakers that protected and controlled power to branch circuits.

2. Service Panel Location

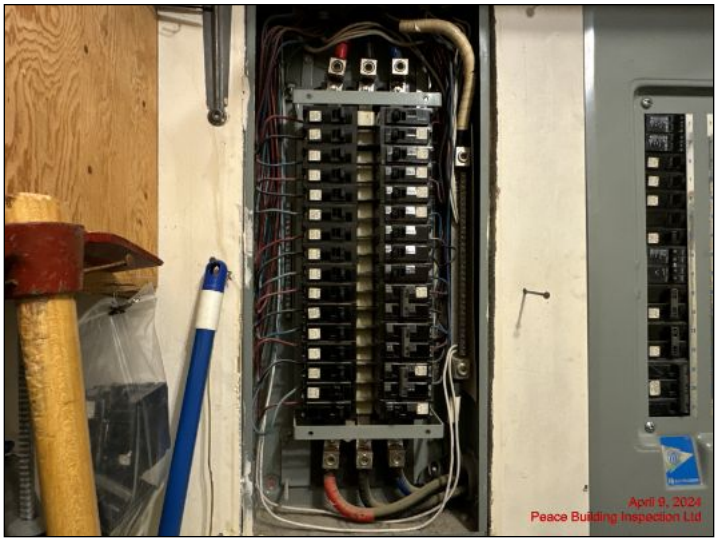
There are (3) electrical service panels located in the lower level maintenance room and (3) panels located in the upper level mechanical room.

(3) Service panels located on lower level maintenance shop and (3) panels located in upper level boiler room

3. Service Panel General Condition

The inspector observed few deficiencies at the electrical service panel at the time of the inspection.

Inspection of the service panel typically includes examination of the following:
- panel interior and exterior condition;
- panel amperage rating;
- main disconnect amperage rating and condition;
- main conductor amperage ratings;
- branch conductor types, amperage rating and condition;
- wiring visible materials, types, condition and connections;
- circuit breaker types, amperage ratings and condition
- label information present;
- service and equipment grounding; and
- bonding of service equipment.



All service panel interiors in mostly good condition

(3) Service panels located in upper level mechanical room

4. Cabinet Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel.

5. Labels

The Circuit Directory label for the service panel was present at the time of inspection. Verification of correct labeling is not conducted as part of a general inspection.

6. Main Disconnect

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

The main disconnect was located at the service panel.

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

The electrical service disconnect was rated at 600 amps.

Building equipped with a 600 amp main breaker

7. Service Grounding

The main water supply pipe served as the sole grounding electrode for the home electrical service. This was common practice at the time the home was built.

Electrical service is grounded to the water supply inlet

8. Overcurrent Protection

Overcurrent protection was located in the service panel.

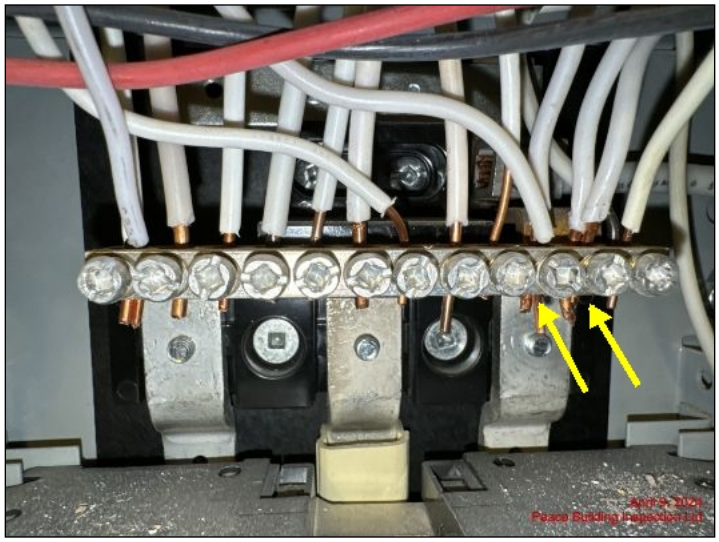
Overcurrent protection of branch circuits was provided by circuit breakers.

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

9. Wiring Defects

In the service panels, two grounding conductors (white wires) were installed in a lug designed for only one.

The reason that two neutral wires can't be connected to a single terminal in a service panel is so that the circuit can be isolated if it needs to be worked on, there is also a possibility the connections might come loose, which could lead to a fire. Although this condition may have been present for many years, the inspector recommends correction by a certified electrical contractor.



Some service panels have double lugging at the neutral bus bar. Further investigation and repair recommended

BRANCH WIRING

1. Branch Wiring

Building branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

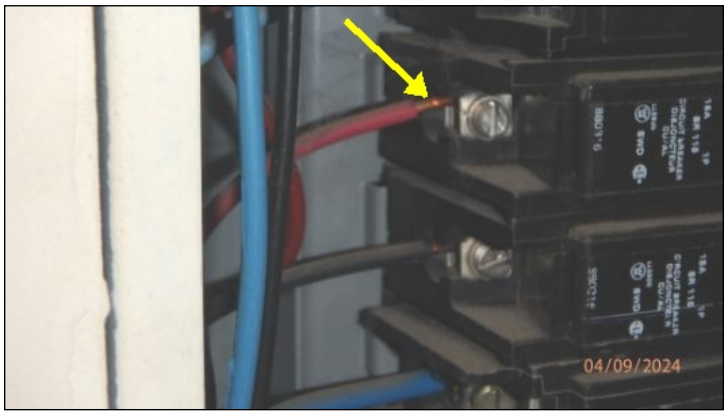
At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.

The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

The visible branch circuit wiring was BX armoured copper wire.

Extension cord used as permanent wiring was visible at the lower level kitchen. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly installed, approved wiring by a qualified contractor.

Extension cord used for permanent wiring under lower level kitchen sink drain lift pump



Building equipped with copper wiring

2. Electrical Receptacles

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Switches

LIMITATION: Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Building wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the building exceed the Standards of Practice and are not included in a typical General Inspection price structure, and functionality of all switches in the building may not be confirmed by the inspector.

The majority of switches tested responded to testing at the time of the inspection. Switches that did not respond to testing will be listed in the appropriate area of this report.

A switch in one room exhibited visible overheating to the touch. This switch was further examined with a Flir thermal camera indicating excessive heat. This condition is a potential fire hazard and should be investigated and any repairs made by a qualified electrical contractor.

Light switch in room #139 was very hot at time of inspection. Replacement recommended

4. Lighting

[At the time of the inspection, the Inspector observed few deficiencies in the condition of interior lighting. Notable exceptions will be listed in this report.

At the time of the inspection, the Inspector observed a poor lighting fixture installation at the lower level maintenance room. This is considered an unsafe condition that needs improvement accordingly. All work should be performed by a qualified contactor.

Poor light ballast installation observed at lower level maintenance shop

FURNACE

1. Furnace Location

The (11) furnaces are located in the upper level mechanical room.

The building is equipped with (11) - (25 year old) hot water radiant coil furnaces in the upper level mechanical room

2. Furnace Type

The furnaces are radiant type forced-air units.

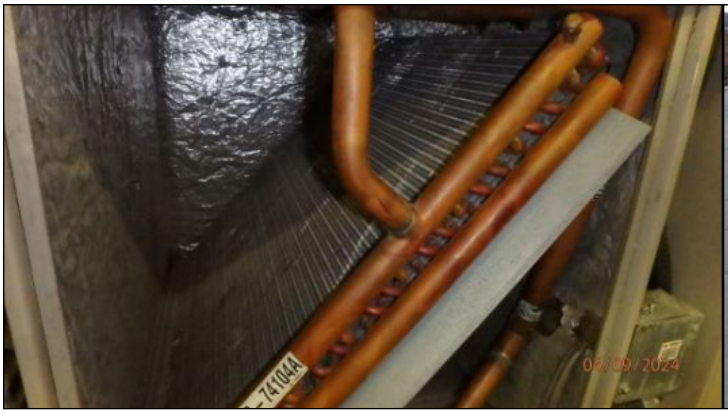
3. General Condition

The life expectancy of a furnace can vary drastically. While we have encountered units older than 46 years still functioning satisfactorily, we have also observed units failing after 5 years of use with cracks having appeared in the heat exchanger and various other deficiencies having developed. We point this out for your information only as we cannot predict the unit's exact life expectancy.

LIMITATION: The adequacy of heat distribution is difficult to determine during a one-time visit to a building.

At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

The Inspector recommends that the roof HVAC unit requires further investigation, cleaning, service and certification be performed by a qualified HVAC contractor. The inspector was unable to determine HVAC units age as the data plate was no longer legible.



No visible concerns observed at the furnace radiant heaters

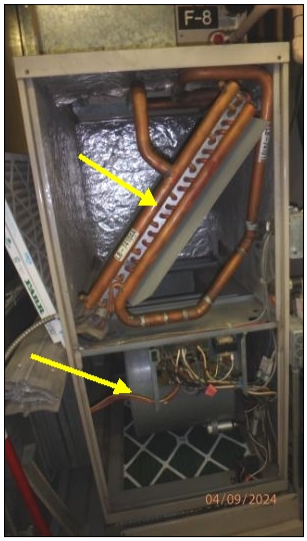
Building is equipped with an older HVAC unit. Unit label was missing. Inspector unable to determine age. Further investigation recommended for this unit

4. Furnace Exterior

The furnace exteriors are in good condition at the time of inspection.

5. Furnace Operation

The furnaces responded adequately to the call for heat.



Boilers provide heat to each furnace radiator that in turn has a blower providing heat to each building zone

6. Blower

The furnace blowers appeared to operate in a satisfactory manner at the time of the inspection.

All furnace blowers appear in good condition at time of inspection

7. Furnace Air Filter

The air filter for the furnaces was located in the furnace lower blower compartment.
Access was through the furnace front.

The air filter should be checked quarterly and replaced when dirty.

The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Buildings in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt buildup on vanes, which increasing operating costs.

- Reduced indoor air quality.

- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.

- Frost buildup on air conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.

- Reduced air flow through the building.

Each furnace air filter should be replaced every 3 months

8. Combustion Air

Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

Fresh air intake in good condition at time of inspection

9. Thermostat

The building is equipped with many thermostats at various locations. Each thermostat will send a signal to a zone valve to provide heat to that location. There was no heat to some locations indicating that some zone valves will require replacement. One or more thermostats are damaged and will require replacement. The Inspector recommends further investigation and repair by a qualified heating, ventilation and air conditioning (HVAC) contractor.

Several thermostat were set at 30 degrees but no heat provided to the room. This typically indicates zone valve failure at this location

Replace any damaged thermostats

10. Ductwork

At the time of the inspection, the Inspector observed few deficiencies in the visible condition of ductwork. Notable exceptions will be listed in this report.

One upper level room has a metal deflector installed at the furnace duct discharge. This could fall and cause injury. Removal recommended for safety reasons.

Room #234 has a metal deflector at ceiling that could fall and cause injury

CENTRAL AIR CONDITIONER

1. Cooling System Description

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the buildings exterior (roof) so that the heat collected inside the building could be released to the outside air.
Evaporator coils designed to collect heat from the building interior were located inside a duct at the furnaces.

2. General Condition

Inspection of the air-conditioning system typically includes visual examination of the following:
- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.

The system should be serviced at the beginning of every cooling season.

The building is equipped with (11) air conditioning units. (3) units have been upgraded leaving 8 very old units. The remaining air-conditioning units appeared to be beyond design life and may need to be replaced soon.

Building equipped with (11) air conditioning units. (8) of the units are at or very near the end of service life. Replacement likely needed

Building has (3) newer air conditioners that appear in good condition at time of inspection

3. System Response

The air conditioning (A/C) systems were not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having a clause inserted into the purchase contract for a one time satisfactory startup of the A/C units when exterior temperatures allow.

4. Compressor Unit

The air-conditioner compressor housings are located on the roof of the building.

The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

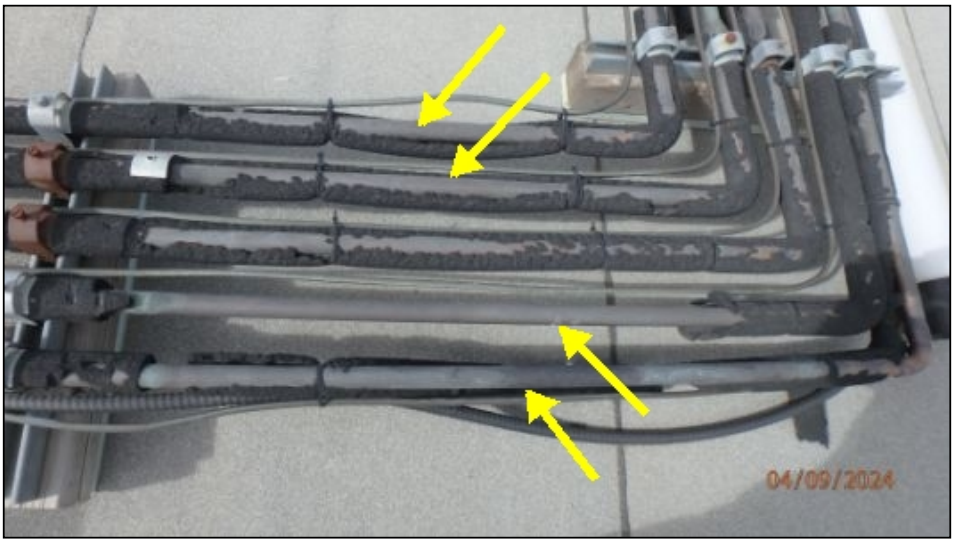
5. AC Electrical Disconnect

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

Each air conditioner equipped with a local disconnect as required

6. AC Refrigerant Lines

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..



Most refrigerant lines have damaged or missing insulation

7. Evaporator Coils

The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Air conditioner evaporator coils are not accessible for inspection

8. Condensate Disposal

Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

WATER SUPPLY SOURCE

1. Water Supply

Please note: Inspectors are not required to determine the source of the water supply or operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard watering systems and fire sprinkler systems are not part of this inspection and are further not required of the inspector by Albert Professional Home Inspector Society (APHIS), or the International Association of Certified Home Inspectors (InterNACHI) regulations.

Please note: Water stop valves and overflows are not checked for function in the course of a building inspection. Fixtures and trim are observed for function only and not for cosmetic value.

The building water was supplied from a public source.

Building equipped with anti freeze water dribble line

WATER SUPPLY PIPES

1. Main Water Pipe

LIMITATION: When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind the plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the building, then a consultation with a licensed plumbing contractor is recommended.

The main water supply pipe was 3/4-inch copperpipe.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

2. Main Water Shut-off

The main water supply shut-off was located in the lower level maintenance room.

At the time of the inspection, the Inspector observed the main water supply shutoff valve was closed. It was not operated but was visually inspected. The inspector is not allowed to turn on any water supply as there is no knowledge if there is a current leak in the building.

3. Water Supply Pipe Material

Most water supply pipes were not visible due to wall, floor and ceiling coverings.

Water distribution pipes were Polybutylene.

Oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetyl fittings, causing them to scale, flake and become brittle. Micro fractures result, and the structural integrity of the water distribution system is compromised. The system may become weak and fail without warning causing damage to the building structure and personal property. Polybutylene pipes tend to fail more rapidly at higher temperatures and usually at connecting joints. Most leaks start as minor pinhole leaks, the inspector recommends closely monitoring for early leaks. Some insurance companies will not insure a property containing Poly B. Others will provide insurance at an increased premium.

Building is equipped with Poly B water supply lines that are prone to leakage. Replacement recommended

4. Water Supply Pipe Condition

At the time of the inspection the water supply was shutoff. For this reason the inspector did not determine if there is any water leakage. The Inspector recommends a plumber be on had when water supply is restored to this building.

WATER HEATER

1. Water Heater Type

This water heater was gas fired. Gas fired water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the building exterior. These water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time, typical life expectancy is between 7and 12 years.

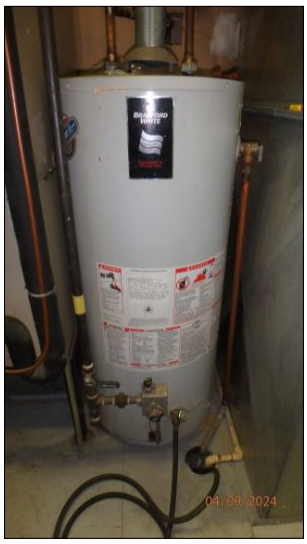
This water heater was a low efficiency atmospheric draft type which drew combustion air from the surrounding interior area and expelled hot exhaust gasses through a metal flue to the exterior using natural air flow (convection).

2. Water Heater Location

This water heater was located in the upper level the mechanical room.

3. General Condition

The water heater was old, and may need to be replaced soon.



Water heater is (25) years old and at end of service life. Replacement recommended

4. Burn Chamber Condition

The bottom water heater burn chamber exhibited heavy accumulation of metal flakes that are typically the product of corrosion of the water tank. This indicates that the water tank has suffered significant corrosion and may fail and leak soon.

5. Fuel Supply

This gas-fired water heater was equipped to burn natural gas.

6. Combustion Exhaust

At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

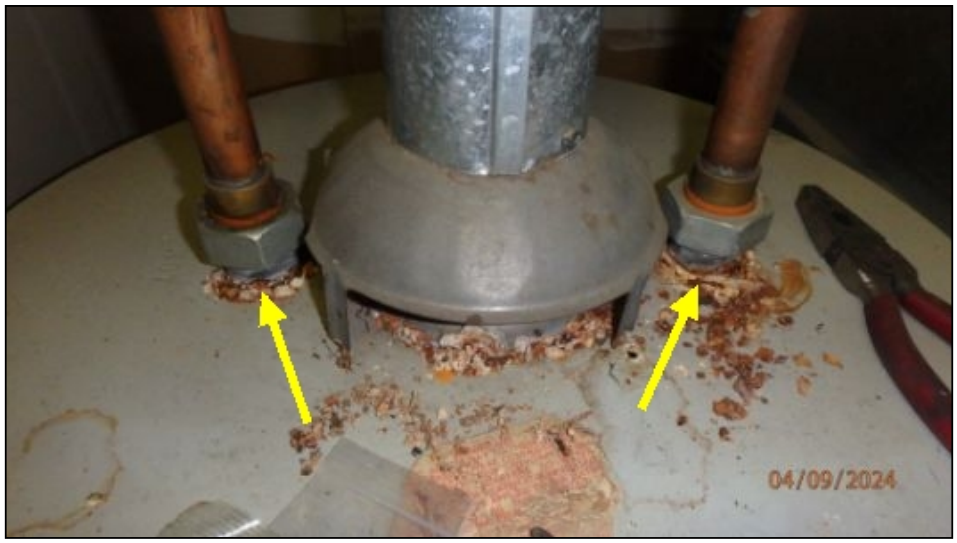
Water heater exhaust flue in good condition at time of inspection

7. Combustion Air Supply

Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

8. Water Pipe Connections

Pipe fittings at this water heater were heavily corroded and should be replaced by a qualified plumbing contractor to avoid leakage.



Water heater pipe connections are severely corroded. Tank replacement recommended

9. Pressure Relief Valve

At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested) and the TPR discharge pipe.

10. Drip Pan

Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

DRAIN, WASTE, and VENT PIPES

1. DWV Material

LIMITATION: Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

The visible drain, waste and vent (DWV) pipes were ABS plastic.

2. DWV Pipe Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes. The inspector cannot determine if there is any leakage because the water supply was shut off. Further investigation by a qualified plumbing contractor is recommended once water supply is restored.

BOILER

1. Boiler Location

The building is equipped with (2) boilers located in the upper level mechanical room.

The building is equipped with (2) - (25) year old boilers located in the upper level mechanical room

2. General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the 25 year old boilers.
Inspection of the boiler typically includes examination of the following
- Cabinet interior and exterior,
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Circulation pumps
- Pressure relief valve and overflow pipe
- Burn chamber conditions
- Proper exhaust flue conditions
- Fluid temperature and pressure
- General components condition
- Response to the thermostat(s).

The boilers are now 25 years old. We have seen this type of boiler lasting up to 40 years with proper maintenance. We have also seen these units fail after 10 years due to improper maintenance. The inspector cannot predict remaining life for these boilers but indicate they appear in good operating condition at time of inspection. The inspector recommends annual service and inspection by a qualified contactor at the beginning of each heating season.

3. Boiler Exterior

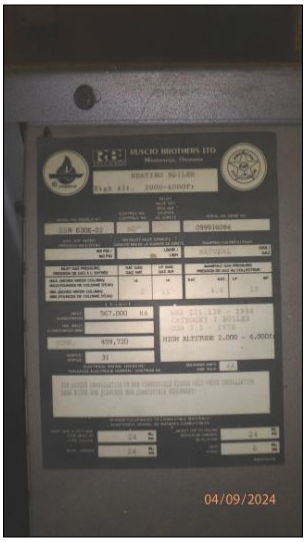
At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler exterior.

4. Boiler Efficiency

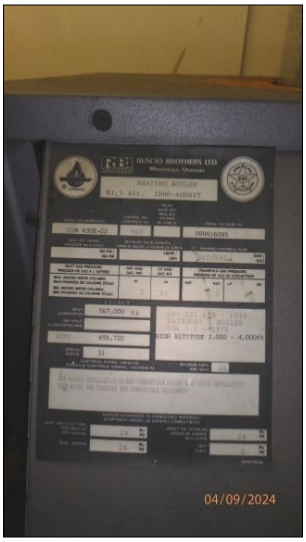
The boilers are mid-efficiency type.

5. Data Plate

The photo shows information marked on the boiler label or data plate such as the manufacturer, model and serial numbers.



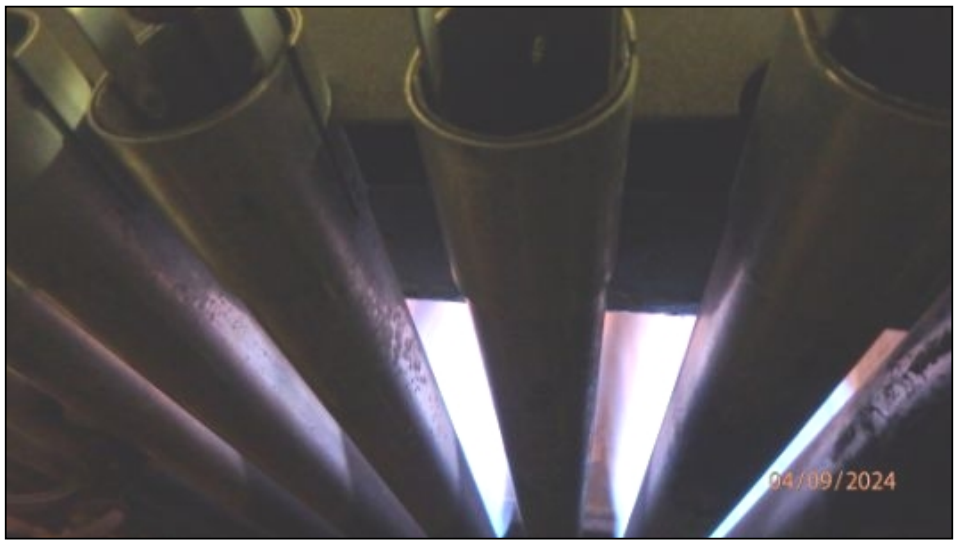
Boiler #1 Data Plate



Boiler #2 Data Plate

6. Boiler Operation

The boilers responded to the demand for heat.



The boiler burners activated properly at the demand for heat

7. Combustion Exhaust Flue

The boiler combustion exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection.

Boiler exhaust flue in good condition at time of inspection

8. Combustion Air

Combustion air supply appeared to be sufficient at the time of the inspection.

Mechanical room properly equipped with combustion air

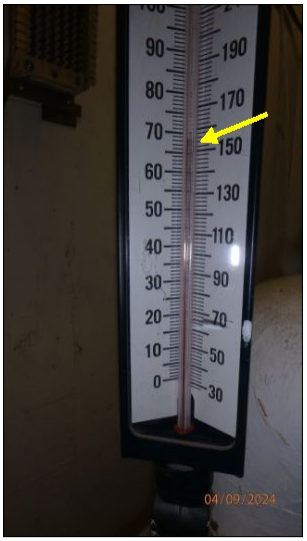
9. Combustion Chamber

At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler combustion chamber.

10. System Temperature/Pressure

According to the installed system gauge, boiler water temperature and system pressure were within acceptable limits at the time of the inspection.

Boiler system operating at proper pressure at time of inspection



Boilers operating at proper system temperature

11. Boiler Interior

At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler interior.

12. Fuel Pipe Condition

The pipes supplying fuel to the boiler appeared to be properly configured and in serviceable condition at the time of the inspection.

13. Pressure Relief Valve

The boiler was equipped with a temperature/pressure relief (TPR) valve which was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Inspection.

14. TPR Discharge Pipe

At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

15. Air Vent

At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler air vent.

Boiler air vent in good condition at time of inspection

16. Circulation Pump

At the time of the inspection, the Inspector observed no deficiencies in the condition of the circulation pump.

Boiler circulating pump in good condition at time of inspection

17. Expansion Tank

The boiler had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed.

Boiler expansion tank in good condition at time of inspection

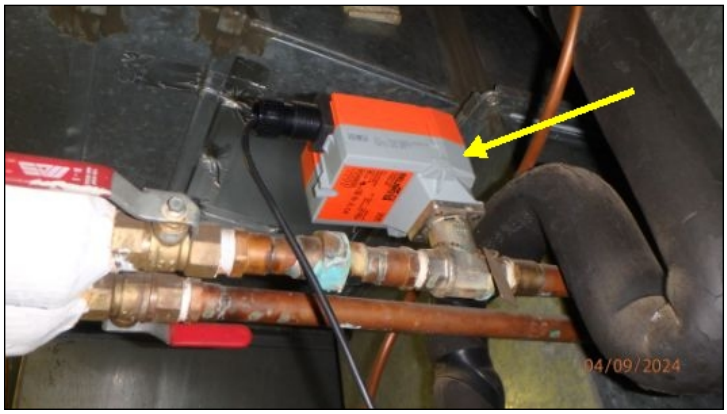
18. Hot Water Baseboard Distribution

The hot water baseboard heating system appeared to be in mostly serviceable condition at time of inspection. Some areas will require further investigation.

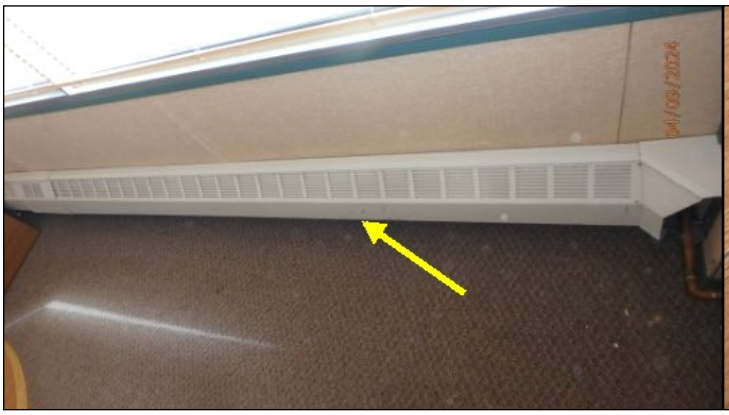
Various hot water baseboard heaters in the building had damaged convectors. Convectors are aluminum fins designed to radiate heat into a room. Damaged convectors will make noise as they expand and contract with changes in temperature. Correction involves straightening and separating individual fins or removal and replacement. All work should be performed by a qualified contractor.

Multiple hot water baseboard heaters in the building failed to provide heat upon demand. This may be caused by failed zone valves or circulation pumps. The Inspector recommends heating system inspection by a qualified plumbing or HVAC contractor.

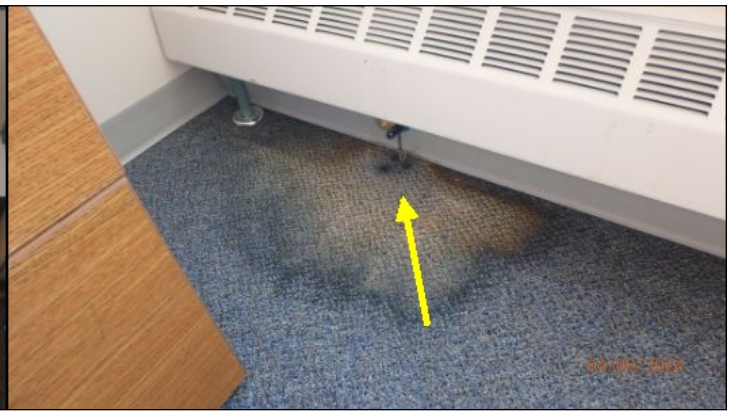
Most baseboard heaters were operational at time of inspection



Some baseboard heaters had no heat at time of inspection. Some zone valves likely need replacement



Several radiant baseboard heaters did not provide heat. Further investigation recommended



Baseboard heater shows signs of past leakage

Repair any baseboard radiant heater covers that are damaged or missing

GAS SYSTEM

1. Type of Gas

The building was fueled by natural gas supplied by a public utility.

2. Gas Meter

The gas meter appeared to be in serviceable condition at the time of inspection.

Gas meter located in rear electrical room

3. Main Gas Shut-off

The main gas shutoff was located at the rear of the building.

The gas shutoff appeared to be in serviceable condition at the time of the inspection. Shutoffs were not operated, but were visually inspected.

Main gas shutoff located at rear of building

4. Gas Distribution Pipes

LIMITATION: Every effort is made to inspect the gas lines within the dwelling envelope. However this effort is often hampered by inaccessible spaces, and sections of pipe being enclosed within walls. Inaccessible rooms and pipes enclosed within the walls can hide gas line leaks.

If at any point you suspect natural gas leakage, contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by property inspectors.

The building gas distribution pipes were black steel.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

CONCLUSION

It is my opinion and based on the visual observations, this building appears to be in stable condition. With proper maintenance and improvements recommended, I estimate this building could have up to 20 to 25 years of remaining life if properly maintained.

The overall condition is based on a comparison of this building to a similar building of about the same age. It is understood the building may be above average and still in need of some repair and upgrading.

We recommend a conscientious maintenance program be implemented to maintain the life and integrity of this building. A building should be inspected approximately every 5 years to ensure against any serious concerns that may
develop.

In the event you may have any questions in regard to our report and it's contents or about items you feel have been omitted, we urge you contact us for further information. We similarly urge you to contact us should you find any areas that are not totally clear to you and we will attempt to clarify them for you.

Thank you for using Peace Building Inspection Ltd.

Yours truly,

Claude P. Normandeau Senior Inspector (PHI)(APHIS)(ASHI)(WETT)License #332572

Photos

South building elevation

Rear elevation

Most interior rooms in acceptable condition at time of inspection

Most interior rooms in acceptable condition at time of inspection

Recycle room in good condition at time of inspection

File room in good condition at time of inspection

Offices in generally good condition at time of inspection

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves