Peace Building Inspection Ltd.
Property Inspection Report

9911 - 100th Street, Peace River, AB.

Inspection prepared for: Tanya Bell (Director of Community Services)

Date of Inspection: 7/16/2024 Time: 11 a.m. Size: 16,500 sq. ft.

Weather: Sunny

Building age is 52 years as provided by current occupant.

Inspector: Claude Normandeau

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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

EXTERIOR CLADDING		
Page 11 Item: 4	Stucco Cracking	The stucco covering exterior walls showed moderate cracking at the windows. This type of cracking, called "thermal cracking" is a reaction to internal stresses created by stucco expansion and contraction caused by daily and seasonal temperature changes. This condition is made worse over time by exposure to freezing moisture. Cracks of this size should be filled with an appropriate material sealant to minimize future damage from moisture penetration. Thermal cracking is common as stucco ages and minor cracks are a cosmetic concern. This type of cracking can be expected to continue slowly over time.
Page 13 Item: 8	Penetrations	One or more vent covers have damaged or missing screens. This allows bird, insect or vermin entry into the building. Installation of vent screens by a qualified contractor is recommended.
EXTERIOR ELECTRICAL		
Page 15 Item: 4	Exterior Electrical wiring	Exterior wiring visible at the rear of the building requires the conduit to be properly anchored to the wall of the building. All electrical work should be performed be a qualified electrical contractor.
ROOF GENERAL		
Page 18 Item: 1	Roof General	Roof access ladder is not properly installed. Adequate anchors are required to attach the ladder to the building. This is required for safe access to each level of the building roof.
FLOOR STRUCTURE		
Page 25 Item: 3	Support Posts	Several posts supporting beams in the basement had prior repairs completed. Several of the posts were cracking and could have potentially lost bearing capability. It appears that properly installed engineered post re-inforcment has been installed at several locations. These repaired posts will need to be monitored for any continued movement. The inspector is unable to determine if there is a continued issue based on a one time inspection.
BASEMENT		
Page 27 Item: 5	Insulation	No insulation was installed in the basement. This condition will draw heat from the living space and increase heating costs. The Inspector recommends installation of thermal insulation in the basement walls. All work should be performed by a qualified contractor.
GENERAL INTERIOR		

Page 31 Item: 5	Environmental Hazards	The vinyl floor tiles in the basement appeared to be older. Vinyl floors manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the building. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl.
BATHROOMS		
Page 36 Item: 6	Toilets	In one or more bathrooms, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor. In one or more bathrooms, moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet(s). This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends that the gasket be replaced. All work to be performed by a qualified plumbing contractor to avoid subfloor damage from decay.
SERVICE PANEL		
Page 39 Item: 7	Service Grounding	No electrical service grounding system was connected at the time of the inspection. The grounding conductor was not connected to the water supply line to the building. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for connecting the service grounding system.
BRANCH WIRING		
Page 43 Item: 2	Electrical Receptacles	Electrical receptacles at various areas in the building are older and a plugged in device did not stay in the outlet when plug was inserted. There are also several outlets that moved in the wall when a testing device was inserted. Receptacles in this condition should be upgraded to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor.
FURNACE		
Page 50 Item: 14	Thermostat	The building is equipped with a thermostat for each furnace/air conditioner. Thermostats should be located such that they provide consistent temperature for an entire area. Any thermostat that is located inside an office may not provide an accurate reading for that particular furnace/air conditioner. Further investigation and proper thermostat placement by a qualified heating contractor is recommended.
CENTRAL AIR CONDITIONER		

Page 52 Item: 3	General Condition	The air-conditioning systems are now (20) years old. Six of the seven air conditioners were functioning at the time of the inspection. The inspector is not required to determine the proper size air conditioners for a building of this size. Examination of the existing air conditioning units indicates that at least 3 of the air condition units may be undersized for this building. Further investigation and calculation by a qualified contractor/engineer is recommended to determine if the amount and size of existing air conditioners adequately meet the cooling requirements for a building of this size and configuration.
Page 53 Item: 4	System Response	One air-conditioner was not operational at time of inspection. This unit is soon to be under repair by a qualified HVAC technician.
WATER SUPPLY PIPES		
Page 57 Item: 3	Water Supply Pipe Material	Several water supply pipes in the building were galvanized steel. These pipes are now over 50 years old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that you consult with a qualified contractor to discuss the necessity, options and costs for replacement should leakage occur.
WATER HEATER		
Page 58 Item: 3	General Condition	The solar water heater is equipped with a solar panel on the roof of the building. This solar panel has failed and is no longer operational. The solar panel will require replacement and the water tank it services is an older unit approaching end of service life. The Inspector recommends replacement by a qualified contractor.
DRAIN, WASTE, and VENT PIPES		
Page 62 Item: 2	DWV Pipe Condition	Portions of the drain waste piping are cast iron. This material is now over 50 years old. I am unable to see inside this piping and cannot verify the integrity of the material. I recommend having the sewer pipe scoped with a fibre optic camera. This service is provided by some plumbing companies. By viewing the sewer pipe you will be able to determine if there are any concerns such as sagging, crushed, disconnected or partially plugged sewers.
BOILER		
Page 67 Item: 15	TPR Discharge Pipe	The discharge pipe of the boiler temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.

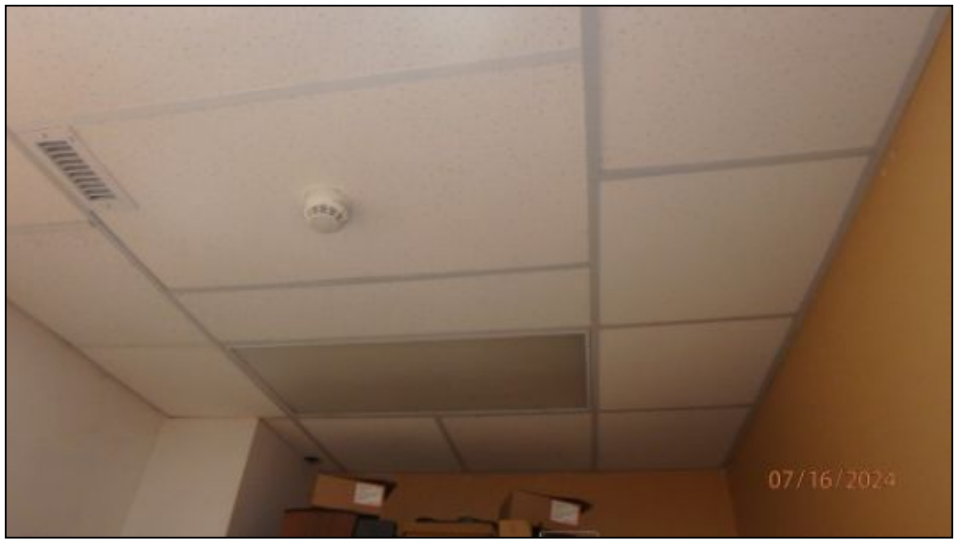
Page 69 Item: 19	Hot Water Baseboard Distribution	Baseboard heaters did not extend through the entire room. Some office areas require space heaters to provide adequate heat during colder weather. The Inspector recommends adding baseboard heaters to walls that are missing these units in order to provide more consistent heat coverage. Further investigation and installation recommendations by a qualified plumbing or HVAC contractor is recommended.
WOOD STOVE (W.E.T.T)		
Page 72 Item: 1	Wood Stove	A wood stove was located in the basement. This unit is no longer used and should be removed. The wood stove is equipped with a natural gas lighter. This was commonly used in years past. Unfortunately gas lines into a wood firebox is no longer allowed. The gas line will need to be disconnected and no longer used. The first gas valve in the line should be shut off and the end of the gas line capped off for safety reasons. The Inspector recommends correction by a qualified gas fitting 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.



Ceiling tiles are not removed to avoid damage

2. Attendance

Building Facilities Maintenance Supervisor was present during the entire inspection.

3. Building Type

2 Story Commercial

4. Utilities

All utilities were on at the time of the inspection.

5. 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. 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.

Front walkway ramp was sealed off at time of inspection

Side exterior ramp 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.

All exterior doors 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 no deficiencies in the condition of window exteriors at the time of the inspection.

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 building had double pane aluminum frame windows.

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

The window sills/jambs appeared to be in serviceable condition at the time of inspection.

5. Window Glazing

LIMITATION: 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 window glass and seals appeared to be in serviceable condition at the time of inspection.

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.

2. Stucco Type

Exterior walls of the building were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS). EIFS has installation requirements different from hardcoat stucco which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified and defective installations are common.

The Inspector did not see any areas of significant concern at the time of inspection.

3. Stucco Condition

The Inspector observed few deficiencies in the condition of stucco covering exterior walls of the building. Notable exceptions will be listed in this report.

Stucco covering exterior walls of the building had minor damage visible at the time of the inspection.

Some minor stucco damage observed at the lower portion of the building

Exterior synthetic stucco in mostly good condition at time of inspection

4. Stucco Cracking

The stucco covering exterior walls showed moderate cracking at the windows. This type of cracking, called "thermal cracking" is a reaction to internal stresses created by stucco expansion and contraction caused by daily and seasonal temperature changes. This condition is made worse over time by exposure to freezing moisture. Cracks of this size should be filled with an appropriate material sealant to minimize future damage from moisture penetration. Thermal cracking is common as stucco ages and minor cracks are a cosmetic concern. This type of cracking can be expected to continue slowly over time.

Stucco is cracked at front window locations. These areas require sealant to prevent moisture damage

5. Brick Construction Methods

The building is also equipped with brick exterior walls.

6. Brick Wall Condition

The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:
- brick exposed surface condition
- mortar joint condition
- provision for drainage of the air space (weep holes or wicks)
- brick support ledge condition (when visible)
- lintel conditions
- overall installation quality

7. Stone

Exterior walls of the building were covered with a stone veneer.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the stone veneer covering exterior walls. Inspection of stone typically includes examination of installation practices and visible condition.

Stone exterior walls in good condition at time of inspection

8. Penetrations

One or more vent covers have damaged or missing screens. This allows bird, insect or vermin entry into the building. Installation of vent screens by a qualified contractor is recommended.

All exterior wall vents require screens to prevent bird entry

EXTERIOR TRIM

1. Trim Material

Exterior trim was composed of vinyl.

2. General Condition

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

EXTERIOR ELECTRICAL

1. Service Lateral

Conductors supplying electricity to the building were buried underground. (Not visible)

2. Electric Meter Location

The electric meter was located in the basement boiler room.

3. 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 unless the power was simply shut off at the breaker panel.

Exterior outlets did not have power when tested

4. Exterior Electrical wiring

Exterior wiring visible at the rear of the building requires the conduit to be properly anchored to the wall of the building. All electrical work should be performed be a qualified electrical contractor.

Exterior conduit requires proper attachment to building wall

5. Exterior Lighting

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

FRONT STEP

1. Guardrails

Guardrail assemblies protecting the front steps were made of steel.

Inspection of guardrails typically includes examination of the following:
- attachment to the front steps;
- attachment to the structure;
- general condition; and
- safety deficiencies.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the guardrail assemblies. The front guardrail was blocked off at time of inspection.

2. Stair Structure Materials

This front steps staircase was constructed of poured concrete.

3. Stair Structure Condition

Observations:

Stair stringers in good condition at time of inspection. One set of stairs has minor paint peeling and needs maintenance for aesthetic reasons only.

Concrete front steps in good overall condition at time of inspection

Some minor stair maintenance recommended at front of building

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 major issues in the structure were noted.

Roof access ladder is not properly installed. Adequate anchors are required to attach the ladder to the building. This is required for safe access to each level of the building roof.

Roof cover in good condition at time of inspection

Roof access ladder is not properly installed. Adequate anchor to building is required for safety reasons

2. Method of Inspection

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

3. Flat Roof

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

Ripples were observed at the roof cover is some areas. This does not appear to affect the ability for the roof to perform as intended.

Ripples observed at roof in some areas. No roof leakage concerns visible 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 parapet edge flashing in good condition at time of inspection

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

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

Plumbing vents in good condition at time of inspection

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 DRAINAGE SYSTEM

1. Drainage System Description

The low-slope roof sloped to drains installed in the roof structure. No visible concerns observed at the time of inspection.

2. General System Condition

The Inspector observed no deficiencies in the condition of the the roof drainage system.
Ensure roof drain covers are installed to prevent leaves and debris from plugging the rain gutters.

Building roof drain covers need to be installed to prevent drains from plugging

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.

FOUNDATION

1. Foundation Configuration

Foundation construction included a basement.

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.

FLOOR STRUCTURE

1. Floor Structure Description

The floor structure was viewed from the basement.

The floor structure consisted of wood board subfloor sheathing installed over conventional joists.

Floor joists lapped on top of and were supported by solid wood beams that rested in pockets in the perimeter foundation walls. The wood beams are supported by non-adjustable wood posts.

2. General Framing Condition

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

Wood boards over conventional joists in good condition at time of inspection

3. Support Posts

Several posts supporting beams in the basement had prior repairs completed. Several of the posts were cracking and could have potentially lost bearing capability. It appears that properly installed engineered post re-inforcment has been installed at several locations. These repaired posts will need to be monitored for any continued movement. The inspector is unable to determine if there is a continued issue based on a one time inspection.

Building equipped with wood support posts

Wood support posts have engineered reinforcement that appear to perform as intended

BASEMENT

1. Basement Configuration

Foundation construction included a basement.

2. Basement General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the basement. Many foundation walls were not visible due to storage.

3. Basement Floor

The basement floor was concrete slab.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the basement concrete floor slab. Most of the slab was not directly visible due to floor coverings.

4. Moisture Intrusion

No leaks were observed at the time of the inspection. Visible portions of foundation wall were dry at the time of the inspection. Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.

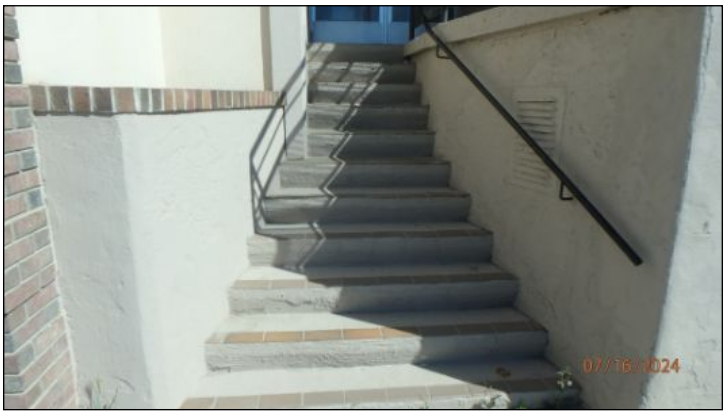
5. Insulation

No insulation was installed in the basement. This condition will draw heat from the living space and increase heating costs. The Inspector recommends installation of thermal insulation in the basement walls. All work should be performed by a qualified contractor.

STAIRS

1. General Stairway Condition

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



Exterior stairways in good condition at time of inspection

All building stairways in good condition at time of inspection

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.

2. Walls

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

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 basement 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.

Basement ceiling storage area has some water stains

4. Interior Trim

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

5. Environmental Hazards

The vinyl floor tiles in the basement appeared to be older. Vinyl floors manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the building. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl.

Some original floor tiles in basement 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

The latch bolt of several interior doors did not align with the hole in the strike plate and did not hold the door closed. Any doors found in this condition will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.

Several interior doors do not latch closed

4. Closet Doors

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

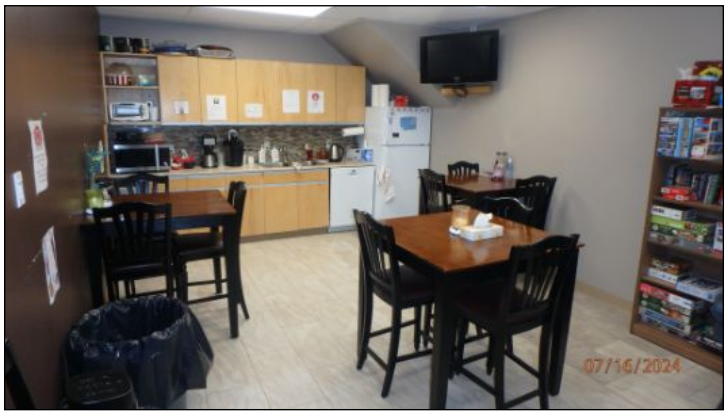
At the time of the inspection, the Inspector observed no deficiencies in the operation of closet doors.

KITCHEN

1. General Condition

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

Upper level kitchen area in good condition at time of inspection



Main 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. Countertops

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

4. Sink

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

The kitchen sink had functional flow at the time of the inspection.

The kitchen sink had functional drainage at the time of the inspection.

The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

5. Undersink Conditions

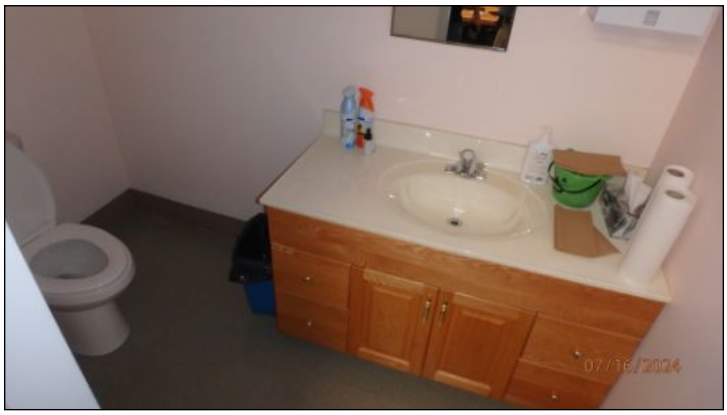
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of under sink plumbing in the kitchen.

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.

Basement bathroom in good condition at time of inspection



All bathrooms were examined with some minor repairs required

2. Sinks

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

Bathroom sinks had functional flow at the time of the inspection.

The bathroom sinks had functional drainage at the time of the inspection.

Bathroom sink faucets appeared to be in serviceable condition at the time of the 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

In one or more bathrooms, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

In one or more bathrooms, moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet(s). This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends that the gasket be replaced. All work to be performed by a qualified plumbing contractor to avoid subfloor damage from decay.

All toilets flushed properly when tested

Some toilets were loose at floor and show signs of moisture

Mens urinals in good condition at time of inspection

7. Bathroom Ventilation

The bathrooms had an operable source of ventilation at the time of the inspection.

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.

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

Electrical meter located in basement boiler room

SERVICE PANEL

1. Service Panel Description

The electrical service conductors fed a fusible disconnect service panel (first point of disconnect) that in turn fed a main lug load center containing breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.

Building equipped with a 300 amp distribution breaker

2. Service Panel Location

The electrical service panel was located in the basement boiler roomin the mechanical room

3. Service Panel General Condition

The Inspector observed no 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.

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

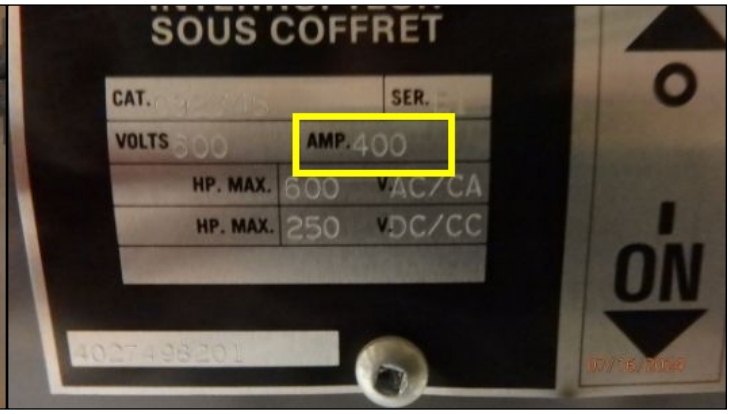
At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

The main disconnect was located in the boiler room.

The service disconnect was an older fuse-block type.

The electrical service disconnect was rated at 400 amps.

Main disconnect is a fused panel



Main disconnect is 400 amps

7. Service Grounding

No electrical service grounding system was connected at the time of the inspection. The grounding conductor was not connected to the water supply line to the building. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for connecting the service grounding system.

Main electrical service is not properly grounded at water line

8. Overcurrent Protection

The main overcurrent protection was located in the 300 amp 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.

SUB-PANEL

1. Sub-Panel Description

A sub-panel does not supply the first means of disconnect for power to the building. The sub-panels are a metal cabinet containing overcurrent devices (breakers) that protect electrical circuits in the building. The sub-panels had a breaker-type disconnects controlling circuit breaker over-current protection devices for various branch circuits at each level of the building.

The building contained ten visible sub-panels in good condition at time of inspection.

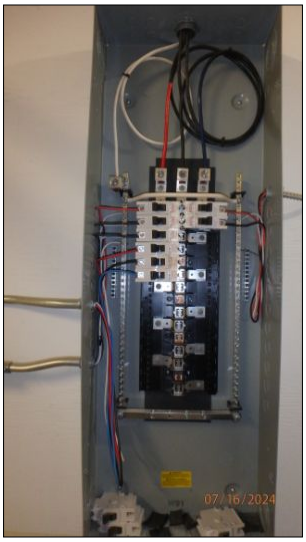
2. Sub-Panel General Condition

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

Inspection of sub-panels typically includes examination of the following:

- Panel interior and exterior condition (representative sample only)
- Panel amperage rating
- Main disconnect amperage rating and condition
- Feeder amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring types, condition and connections
- Overcurrent device type, amperage ratings and condition
- Label information present
- Bonding conditions

The building is equipped with 10 sub panels in various location. All visible subpanel exterior in good condition at time of inspection



Sub panel interior in good condition at time of inspection

3. Sub-Panel Labels

The sub panel label(s) are in good condition at time of inspection.

4. Cabinet Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of this sub-panel cabinets.

5. Panel Disconnect

The breaker disconnects for each sub-panel are breaker type that appear in good condition at time of inspection.

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 no deficiencies in the condition of of visible branch wiring.

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

The visible branch circuit wiring was BX armoured copper wire.

2. Electrical Receptacles

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

Electrical receptacles at various areas in the building are older and a plugged in device did not stay in the outlet when plug was inserted. There are also several outlets that moved in the wall when a testing device was inserted. Receptacles in this condition should be upgraded to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor.

Board room area had several loose outlets

Several outlets are loose when a device is plugged in

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.

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

4. Lighting

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

5. Smoke/CO Detectors

LIMITATION: Smoke detectors and fire alarm systems are not part of a general building inspection and the inspector disclaims any responsibility of such devices. The inspector recommends these devices be verified by an approved fire alarm systems contractor.

FURNACE

1. Furnace Location

The building is equipped with (7) forced air furnaces located at various mechanical rooms in the building.

2. Furnace Type

The furnaces are (20) year old gas-fired, high-efficiency, forced-air type.

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.

LIMITATION (For summer months): Although the heating system was operated, there are significant testing limitations at this time of year.

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

The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor on an annual basis.

The building is equipped with (7) twenty year old furnaces

All furnace interiors in good condition at time of inspection

Basement equipped with hot water radiant overhead heaters in good condition at time of inspection

4. Furnace Exterior

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

All furnaces in good condition at time of inspection

5. Furnace Operation

LIMITATION: The Inspector specifically disclaims responsibility for identifying any problems with furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Inspection. Although the Inspector may make comments upon observing indications of heat exchanger problems, if there is any doubt about the condition of the heat exchanger, you should have the furnace inspected by a qualified HVAC contractor.

6. Blower

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

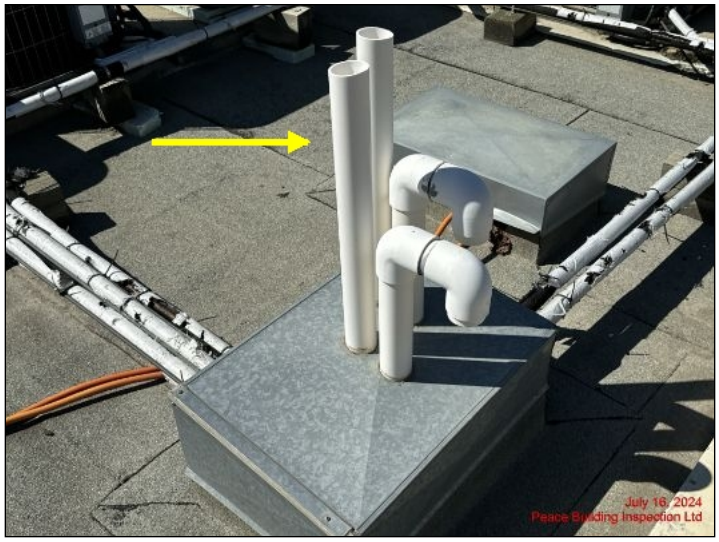
All furnace blowers and motors in good condition at time of inspection

7. Furnace Exhaust Venting

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

Furnace exhaust venting in good condition at time of inspection

Upper furnace exhaust vent in good condition at time of inspection



Furnace exhaust venting in good condition at time of inspection

8. Furnace Air Filter

The air filters for the furnaces are located at a side compartment on the furnace.
Access was through the furnace front. The air filters should be checked quarterly and replaced when dirty.

The air filters for this furnaces appeared to be in serviceable condition at the time of the inspection. 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:

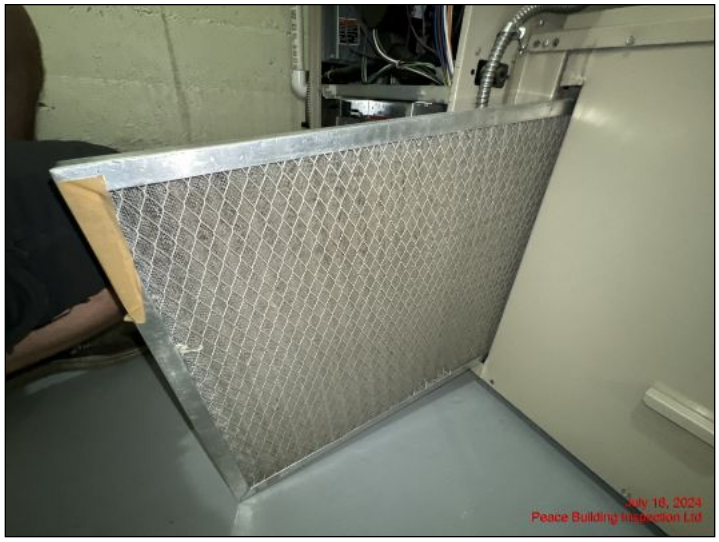
- Reduced blower life due to dirt buildup on vanes, which increasing operating costs.

- Reduced effectiveness of air filtration resulting in deterioration of 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.



Furnace air filters in good condition at time of inspection

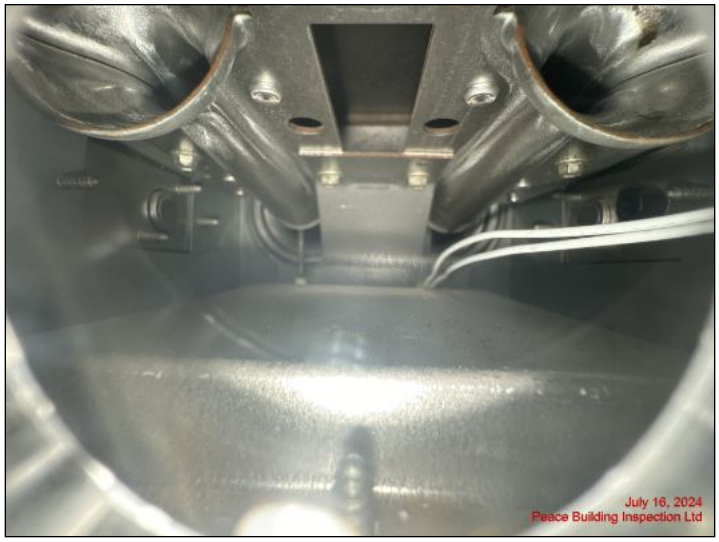
9. Combustion Air

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

Combustion air in good condition at time of inspection

10. Combustion Chamber

The furnaces are a high efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Inspection. Visible portions of the burners indicate that regular maintenance and cleaning has been provided.



Visible portion of all furnaces in good condition at time of inspection

11. Furnace Shut-offs

The gas shutoff for this furnace was present and properly located at the time of the inspection.

The electrical maintenance switch for this furnace was present and properly located at the time of the inspection.

12. Fuel Pipe Condition

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

13. Condensate Drain

The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location.
Conditions appeared to be acceptable at the time of the inspection.

14. Thermostat

The building is equipped with a thermostat for each furnace/air conditioner. Thermostats should be located such that they provide consistent temperature for an entire area. Any thermostat that is located inside an office may not provide an accurate reading for that particular furnace/air conditioner. Further investigation and proper thermostat placement by a qualified heating contractor is recommended.

Some thermostats were not properly located

15. Ductwork

Air supply ducts behind ceiling tiles are not visible for inspection. The inspector does not remove ceiling tiles in order to prevent damage. The condition of the heat ducts cannot be determined.

CENTRAL AIR CONDITIONER

1. Home Temperature Gradients

The General Property Inspection does not include confirming even temperature distribution throughout the building by the cooling system. In multiple-story buildings a temperature gradient will often exist, with upper floors being warmer than lower floors keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the cooling system.

2. Cooling System Description

The building had (7) air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinets were 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 the air ducts at the furnaces.

3. 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 air-conditioning systems are now (20) years old. Six of the seven air conditioners were functioning at the time of the inspection. The inspector is not required to determine the proper size air conditioners for a building of this size. Examination of the existing air conditioning units indicates that at least 3 of the air condition units may be undersized for this building.

Further investigation and calculation by a qualified contractor/engineer is recommended to determine if the amount and size of existing air conditioners adequately meet the cooling requirements for a building of this size and configuration.

The building is equipped with 7 air conditioning units that are now 20 years old

One air conditioner was not operational at time of inspection

4. System Response

At the time of the inspection, the system was responding to the call for cool air.

One air-conditioner was not operational at time of inspection. This unit is soon to be under repair by a qualified HVAC technician.

5. Compressor Unit

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

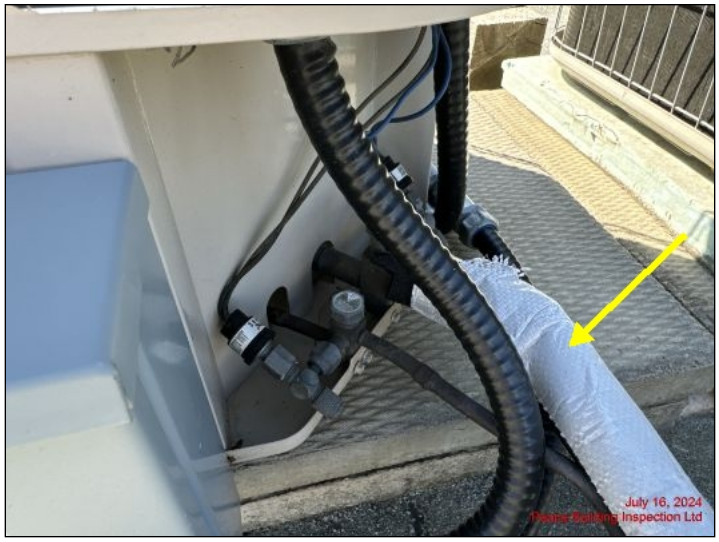
The pad supporting the air-conditioner compressor housing units appeared to be in satisfactory condition at the time of the inspection.

6. AC Electrical Disconnect

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

7. AC Refrigerant Lines

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.



All air conditioner refrigerant lines in good condition at time of inspection

8. Evaporator Coils

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

9. 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.

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.

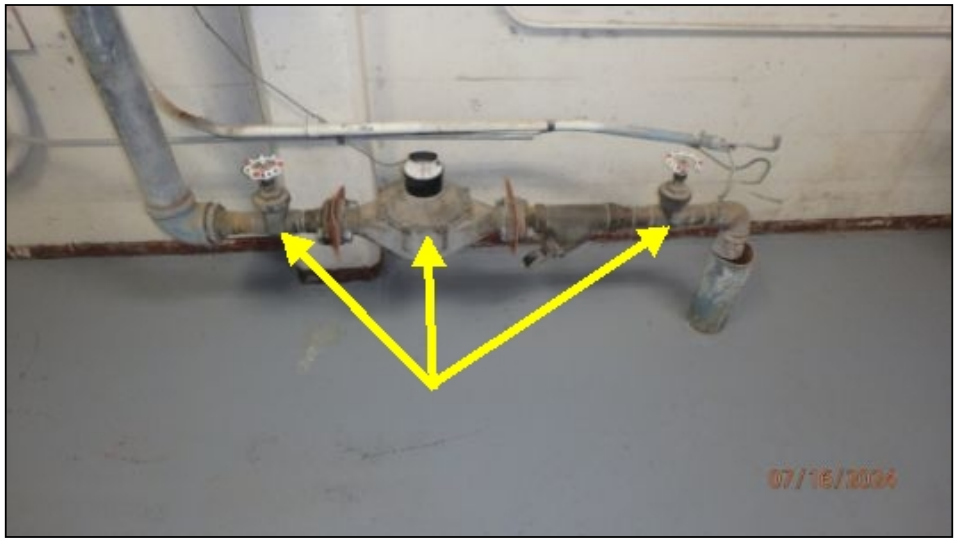
The main water supply pipe was 2 inch copper pipe.

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 basement boiler room.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shutoff valve. It was not operated but was visually inspected.



Main water shutoff and meter in good condition at time of inspection

3. Water Supply Pipe Material

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

The visible water supply pipes were copper.

The water supply pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

Several water supply pipes in the building were galvanized steel. These pipes are now over 50 years old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that you consult with a qualified contractor to discuss the necessity, options and costs for replacement should leakage occur.

Some building water supply pipes are galvanized

4. Water Supply Pipe Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

WATER HEATER

1. Water Heater Type

The building was equipped with two water heaters. One is a solar powered unit supplemented with a gas fired unit.

2. Water Heater Location

The water heaters are located in basement boiler room.

3. General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the gas fired water heater.

The solar water heater is equipped with a solar panel on the roof of the building. This solar panel has failed and is no longer operational. The solar panel will require replacement and the water tank it services is an older unit approaching end of service life. The Inspector recommends replacement by a qualified contractor.

Building equipped with a solar water heater and a conventional water heater

Solar water heater is not providing any heat input as the solar panel on the roof has failed

Solar water heater is provided with hot water from the conventional water heater

5 year old conventional water heater in good condition at time of inspection

Solar water heater panel has failed. This solar panel will require replacement

4. Burn Chamber Condition

The water heater burn chamber was clean and in good condition at the time of the inspection.

Water heater burner operated properly when tested

5. Fuel Supply

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

6. Combustion Exhaust

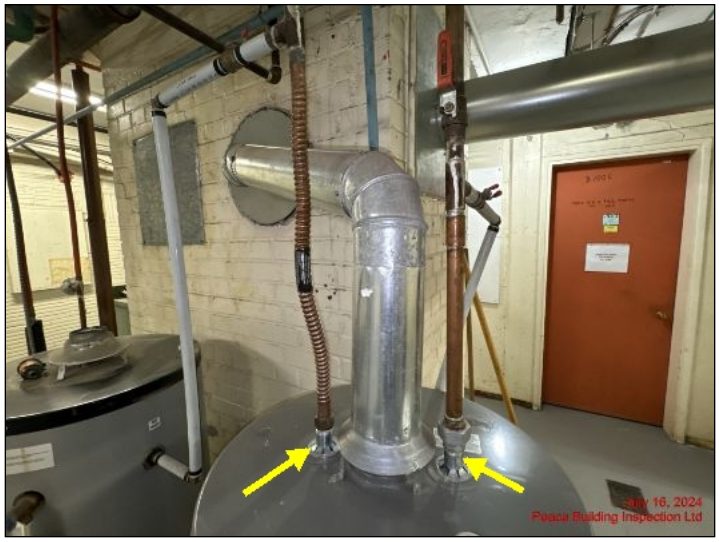
At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

7. Combustion Air Supply

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

8. Water Pipe Connections

At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.



Water heater pipe connections in good condition at time of inspection

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.

Water heater pressure relief valves in good condition at time of inspection

10. Expansion Tank

This water heater had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition but was not tested.

11. Hot Water Recirculation System

The building had a hot water recirculation system installed. This system includes a second hot water supply pipe in which hot water circulates through the building.

Water heater Circulation system operated properly at time of inspection

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 a combination of ABS plastic, cast iron, and copper.

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.

Portions of the drain waste piping are cast iron. This material is now over 50 years old. I am unable to see inside this piping and cannot verify the integrity of the material. I recommend having the sewer pipe scoped with a fibre optic camera. This service is provided by some plumbing companies.

By viewing the sewer pipe you will be able to determine if there are any concerns such as sagging, crushed, disconnected or partially plugged sewers.

Building equipped with cast iron sewer piping. Normal life is 50 years

BOILER

1. Boiler Location

The boiler was located in the basement.

2. General Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the boiler.
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).

Boiler in good condition at time of inspection

3. Boiler Exterior

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

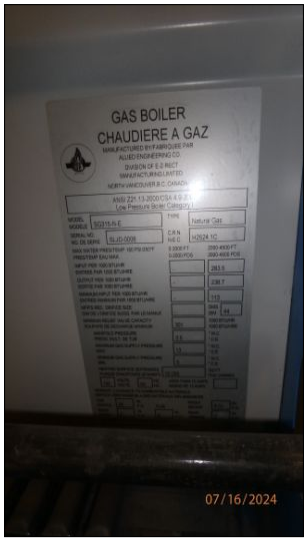
4. Boiler Efficiency

The boiler was a 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.

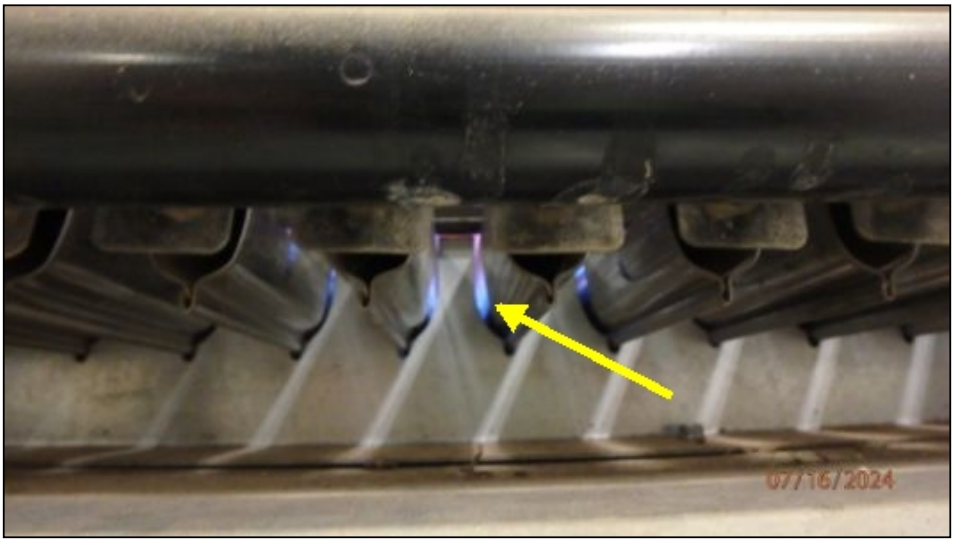
The boiler date of manufacture appeared to be 2008.



Boiler appears to be 16 years old according to data plate

6. Boiler Operation

The boiler responded to the demand for heat.



Boiler burners activated at time of inspection

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.

Boiler room combustion air in good condition at time of inspection

9. Combustion Chamber

The boiler was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Inspection to inspect. The combustion chamber was inspected through a sight port only.

10. System Temperature/Pressure

According to the installed system gauge, the boiler system water temperature was within the acceptable range at the time of the inspection.

According to the installed system gauge, boiler system pressure was within the typical safe design limits at the time of the inspection.

Boiler operating at proper temperature

Boiler system operating at the proper pressure

11. Boiler Interior

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

12. Boiler Shut-offs

The photo shows the electrical shut-off for the boiler.

Boiler and system shutoff properly located

13. 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.

14. 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.

15. TPR Discharge Pipe

The discharge pipe of the boiler temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.

Boiler pressure relief valve should terminate at the floor level

16. Air Vent

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

Visible boiler air vent in good condition at time of inspection

17. Circulation Pump

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

Boiler circulating pumps in good condition at time of inspection

18. 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.

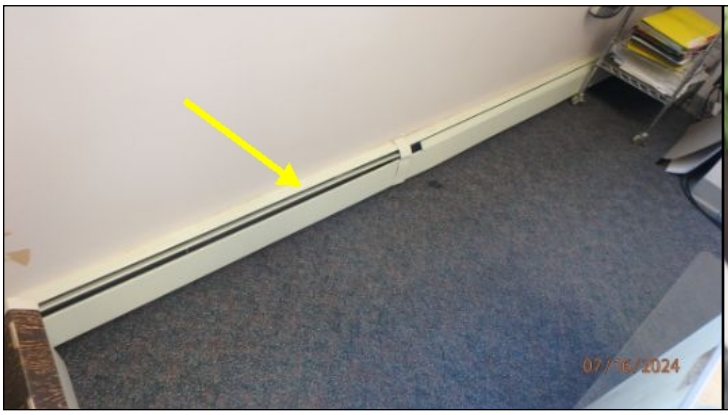
Boiler expansion tank in good condition at time of inspection

19. Hot Water Baseboard Distribution

The building heat was distributed by fluid heated by the boiler and circulated through pipes that radiated heat to the building from baseboard housings. This is called a "hot water baseboard" heating system.

Various hot water baseboard heaters in the building had damaged convector covers. Convectors are aluminum fins designed to radiate heat into a room. Damaged covers may allow damage to the radiant heater convector fins. Repair air radiant heater covers as needed. All work should be performed by a qualified contractor.

Baseboard heaters did not extend through the entire room. Some office areas require space heaters to provide adequate heat during colder weather. The Inspector recommends adding baseboard heaters to walls that are missing these units in order to provide more consistent heat coverage. Further investigation and installation recommendations by a qualified plumbing or HVAC contractor is recommended.



Building equipped with baseboard heaters

Some office areas are missing full wall baseboard heaters. Portable heaters observed in some office rooms for supplemental heat

Several baseboard heater covers are loose or damaged

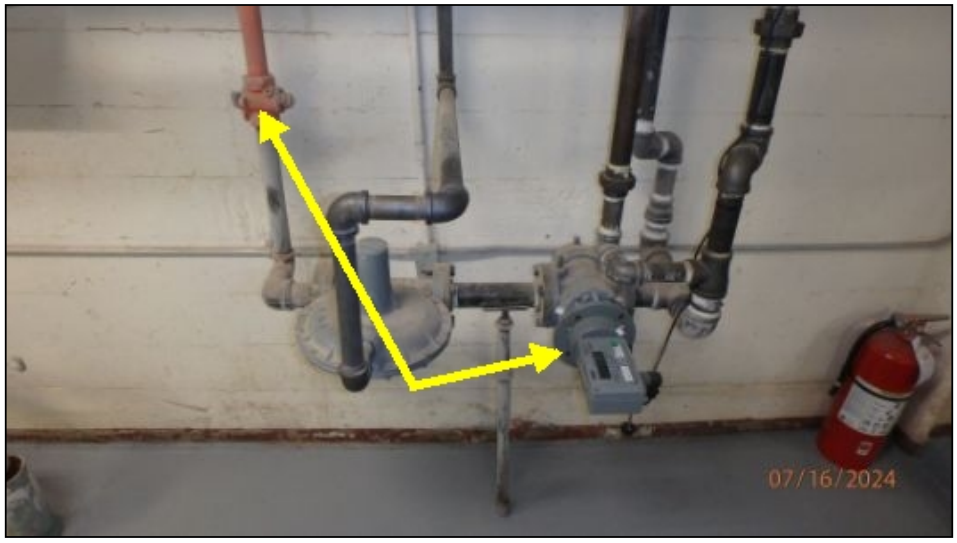
GAS SYSTEM

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 and another shutoff located at basement rear wall

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.

Gas line located at rear of building and properly protected from vehicle damage

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.

The building had corrugated stainless steel tubing (CSST) installed as gas pipe. This pipe can be recognized by its yellow coating.

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.

WOOD STOVE (W.E.T.T)

1. Wood Stove

A wood stove was located in the basement. This unit is no longer used and should be removed.

The wood stove is equipped with a natural gas lighter. This was commonly used in years past. Unfortunately gas lines into a wood firebox is no longer allowed. The gas line will need to be disconnected and no longer used. The first gas valve in the line should be shut off and the end of the gas line capped off for safety reasons. The Inspector recommends correction by a qualified gas fitting contractor.

Building equipped with a wood stove that is no longer used and not fully inspected

Gas line to wood stove needs to be removed and capped off

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,

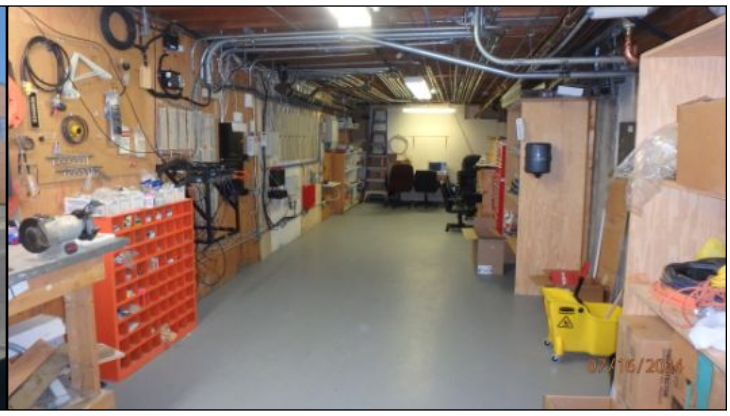
Claude P. Normandeau Senior Inspector (PHI)(APHIS)(ASHI)(WETT)License #332572

Photos

East elevation

North elevation

South Elevation



Basement maintenance area in good condition at time of inspection

Basement storage area in good condition at time of inspection

Filing area in good condition at time of inspection

Storage area in good condition at time of inspection

Basement storage area in good condition at time of inspection

Basement storage area in good condition at time of inspection

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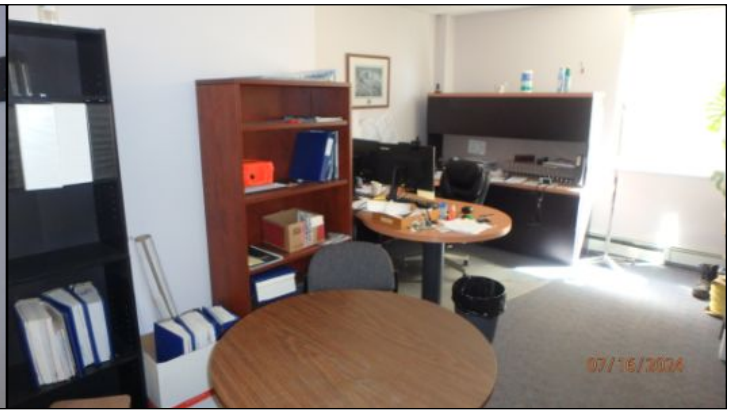
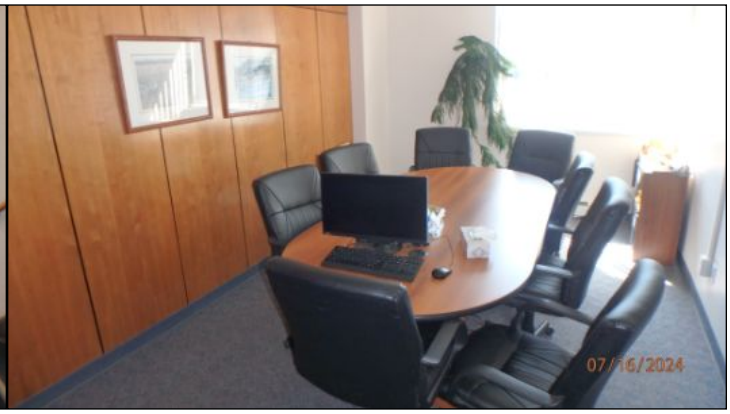
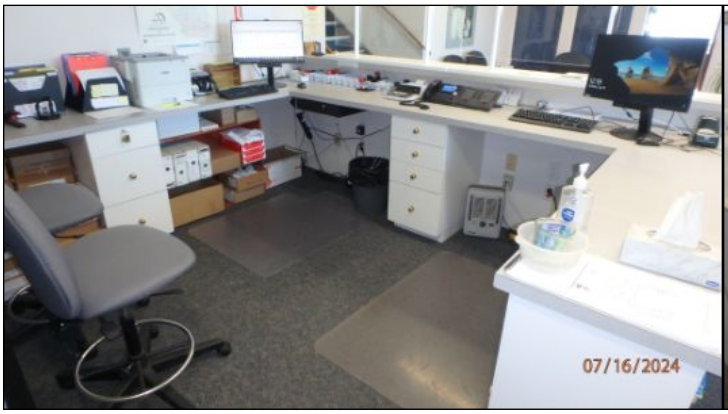


Interior offices in good condition at time of inspection

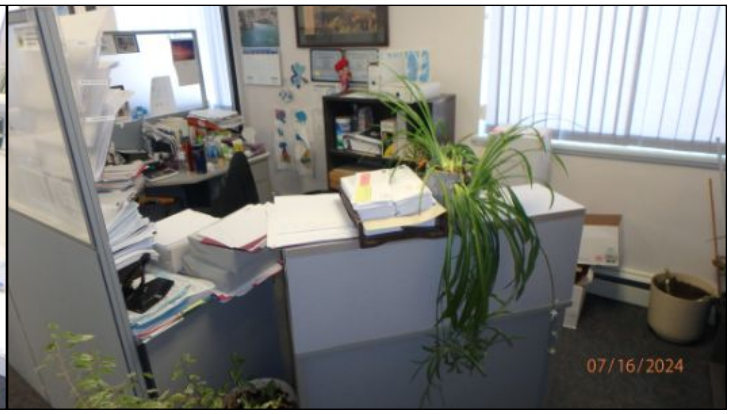
Reception area in good condition at time of inspection

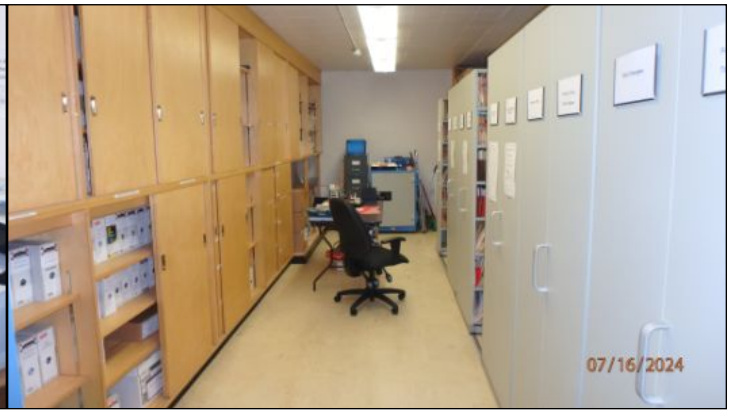


Meeting area in good condition at time of inspection



Reception area in good condition at time of inspection





File area in good condition at time of inspection

North elevation

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
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.

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