PROSPEC *Building Inspection Services* *http://www.jvs-prospec.ca*

PO Box 244, Harrison Hot Springs, B.C. V0M 1K0 Ph: 604-985-4771 email: prospecb@telus.net

Inspection #4947S

Building Condition Report
Of
101 Bittancourt Road, Salt Spring Island, B.C. V8K 2K2

Prepared for:
Lady Minto Hospital Foundation

PROSPEC ***Building Inspection Services***

PO Box 244, Harrison Hot Springs, B.C. V0M 1K0 Ph: 604-985-4771 Email prospecb@telus.net

INSPECTION AGREEMENT

INSPECTION NUMBER: 4947S

The Scope of the Visual Non-destructive Inspection.

OUR GOAL

Our goal is to identify existing major problems that would affect a typical purchaser's buying decision. We strive to add significantly to your knowledge of the building, within the scope of the inspection. We will not tell you everything about the property, but our report will put you in a much better position to make your decision. Emphasis is placed on major problems and expenses with an estimated cost over $2,500.00. While some of the less important deficiencies are addressed, an all-inclusive list of minor flaws is not provided.

OUR STANDARDS

The inspection is performed in accordance with the Standards of Practice of the Applied Science Technologies & Technicians of British Columbia. This is not a Building Code or By-law compliance inspection.

No comment is offered on environmental concerns such as urea formaldehyde foam insulation, asbestos, radon gas, buried oil tanks etc..

Rather than concentrating on the presence or absence of wood boring insects such as termites, carpenter ants etc., the intent is to discover significant visual structural damage caused by these insects. We do, however, recommend inspection by a specialist, especially in lower mainland areas that are considered prone to termite and carpenter ant problems.

The report is a professional opinion based on a visual inspection of the accessible features of the building. Without dismantling the building or its systems, there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing; however; we cannot eliminate it, nor do we assume it.

UNFORESEEN REPAIRS

Virtually every building will have some flaws not identified in this report. It is agreed to by all parties that ***PROSPEC***'s responsibility is reporting deficiencies with a cost estimate of $2,500.00 or higher, and any or all claims paid will be limited up to but not exceeding the total of any Fees paid by the client. We suggest a budget figure of roughly one percent of the value of the building be set aside at this time for general and unforeseen repairs. This has proven to be a good average figure.

ADDITIONAL WORK

Our fee is based on a single visit to the property and preparation and distribution of the report. If additional visits to the site or extra administrative duties are required for any reason, some additional fees will be charged. Should we be called upon to give testimony or prepare for litigation as a result of the inspection, additional fees will be charged at my current hourly rate for any time spent, including any additional inspection time, research, report preparation, consultation, travel, time waiting, and court appearances. A two hour minimum will apply to any new billing.

Subject Property: 101 Bittancourt Road

City: Salt Spring Island, B.C. V8K 2K2

Client Name: Lady Minto Hospital Foundation Attn: Roberta Martell

Address: 135 Crofton Road,

City: Salt Spring Island, B.C.. V8K 2R8

Date of inspection: 11/9/2021

Res. Phone: N/A

Phone: 250-538-4845

Cell: N/A

email:roberta.martell@ladymintofoundation.com

Fee $2,485.00 + GST + Ferry fees is payable on delivery of the report.

I authorize Mr. Steve Banfield DBA Prospec Building Inspection Services to inspect the above subject property according to "The Scope of the Non-destructive Visual Inspection" as stated above.

Signature of Client or Representative: R Martell **Date:** NOV 8, 2021

BUILDING CONDITION REPORT #4947S

Motel Property
at
101 Bittancourt Road, Salt Spring Island, B.C. V8K 2K2

Prepared for:
Lady Minto Hospital Foundation

Prepared by:
Steve Banfield, *CTech, CPI, RRFA*
dba
***PRO**SPEC Building Inspection Services*

November 9, 2021

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STANDARDS OF PRACTICE / SCOPE OF WORK

1) INTRODUCTION:

1. ***PRO**SPEC Building Inspection Services* has been serving the Real Estate community since January 1990. Publishing these guidelines is part of our continued efforts to improve the quality of service to our clients.
2. These guidelines are intended to:
   a. establishes ***PRO**SPEC Building Inspection Services* responsibility and liability while performing a Visual Non-destructive Condition Disclosure Inspection
   b. defines limitations and exclusions in relation to our Visual Non-destructive Condition Disclosure Inspections
   c. improves the consistency and accuracy of information provided in our written reports
3. All inspectors hired by ***PRO**SPEC Building Inspection Services* are required to follow these guidelines. The guidelines have been designed to provide all the information that our clients may require to make a more informed decision when purchasing their property.

2) GENERAL STANDARDS OF PRACTICE:

1. ***PRO**SPEC's* inspectors will observe all structural, mechanical, and electrical components within the building as outlined in these standards which are not concealed behind permanently installed finishes or fixtures.
2. Our inspectors will observe all finishing materials, cabinets and fixtures within the building as listed in these guidelines. Where the building is less than one year old, and covered by a new building warranty, the quality of finishing workmanship will also be observed.
3. Our inspectors are required to report any component finish or fixture listed within these guidelines which has not been observed during the inspection.
4. Our inspectors are required to report any component, finish or fixture which is seen to be defective or in need of maintenance.

3) GENERAL LIMITATIONS:

1. All written reports are based on a visual inspection only of the above components, finishes or fixtures. No permanent finish or fixture will be removed for the purpose of inspecting internal components unless a notarised letter of permission from the vendor is first received by ***PRO**SPEC Building Inspection Services*.
2. ***PRO**SPEC's* inspectors are not required to express an opinion as to the expected life span of any component, finish, or fixture.
3. Our inspectors are not required to comment on the building's compliance with any Municipal, Provincial or Federal building codes or zoning laws.
4. Our inspectors cannot indicate to our clients whether they should purchase the property inspected or comment on the value of the property.
5. a. Our inspectors are not required to determine if any component, finish, or fixture within the building meets any engineered specifications or requirements.
   b. Special engineering reports will be made available at additional cost if requested in advance to the inspection.
6. ***PRO**SPEC's* inspectors are not required to enter any area of the building:
   a. where head room is less than three (3) feet.
   b. where the access opening is less than thirty x thirty (30" x 30") inches square.
   c. where access could possibly cause damage to the structure or finish.
   d. where there is a possible threat of personal injury.
7. Our inspectors are not required to light or extinguish any gas pilot light or solid fuel fire.
8. Our inspectors are not required to operate any shut down heating or air conditioning system or operate any such system during periods of weather which could possibly damage that system. The apparent condition of visible components will be observed and the status of maintenance in general will be reported, but there will be no comment included on functional operation.
9. Our inspectors are not required to report on the possibility of hidden insect infestations or moisture damage.
10. No insurance, assurance, warranties, or guarantees are given or implied by ***PRO**SPEC* employees.

4) OTHER LIMITATIONS:

1. ***PRO**SPEC's* inspectors are not required to clear snow or ice, foliage, furniture, or any other obstacle which prevents visual inspection of any component, finish, or fixture.
2. a. Our inspectors are not required to report hazardous substances or other contaminants such as asbestos.
   b. ***PRO**SPEC* will provide additional tests and reports for specified materials/contaminants, on an additional cost-plus basis, if requested in advance.

5) EXTERIOR GENERAL:

1. ***PRO**SPEC's* inspectors will observe and report on the:
   a. presence of perimeter drainage
   b. presence of Municipal and private services including water, sewer, gas, electrical, phone, cable television
   c. operation of doorbells and main entry intercom systems
   d. type, condition, and operation of exterior lighting fixtures
   e. culverts
2. ***PRO**SPEC's* inspectors are not required to report on:
   a. the functional flow of the perimeter drainage system or foundation waterproof membranes installed below grade level
   b. determines source and pressure of domestic water supply

6) EXTERIOR FINISHES AND FIXTURES:

1. Our inspectors are required to observe and report the type and condition of:
   a. all roofing materials installed including:
      -flashing
      -gutters and downpipes
      -soffits
      -fascia boards
      -skylights
      -chimneys
      -any other roof penetrations
   b. the type and condition of siding materials installed including:
      -flashing
      -paint/stain finishes
      -caulking
      -maintenance in general

c. all hard landscaping on the property including:
-driveways
-walkways
-patios
-retaining walls
-finished grade
d. the type and condition of all exterior doors including weather-strip, hardware, finish, and electric openers
e. the type and condition of all windows including weather-strip, hardware, finish, and maintenance in general

2. Our inspectors are also required to observe, and report permanently attached structures and report on their structural components and finishes. These include:
-sundecks
-stairs
-railings and banisters

3. Our inspectors are not required to:
a. walk on the roof of any building
b. walk through or enter and portion of attic of any building
c. observes and report any accessories such as satellite dishes, antennas, or solar heating systems
d. report on the effectiveness of any storm doors, storm windows, awnings, or other seasonal components
e. report on soil or geological conditions

7) STRUCTURAL COMPONENTS:

1. ***PRO****SPEC's* inspectors will observe and report on the type and condition of all visible structural components in relation to the foundations, floors, ceilings, and roofs.
2. Our inspectors will observe and report the type and condition of sump and sump pumps.

8) PLUMBING:

1. ***PRO****SPEC's* inspectors are required to observe and report on the type and condition of all visible piping materials used in connection with the domestic water supply system.
2. Our inspectors will test the functional flow of all faucets and fixtures except those faucets connected to appliances.
3. Our inspectors will report any indications of leaks observed at the time of the inspection or apparent conditions which could lead to premature failure of the systems or fixtures involved.
4. Our inspectors are required to report any apparent conditions within the building which could lead to possible contamination of the domestic water supply.
5 Our inspectors are required to observe and report on the sanitary and sewer systems installed in the building and the type and condition of piping materials used.
6. Our inspectors will observe and report on the correct installation of vents, traps, drains, and pipe supports. Our inspectors will report any indications of leaks, poor functional flow, or poor venting observed during the inspection.
.7 Our inspectors will observe and report on the installation and operation of the hot water tank and its normal operating controls as well as the installation of automatic safety controls. In connection with the hot water tank, our inspectors are also required to observe and report on the installation of the chimney, flu, and vents.
8. Our inspectors are not required to operate any automatic safety controls or any valve except water closet flush valves, faucets, or hose faucets.
9. Our inspectors are not required to observe or report on the effectiveness of anti-siphon devices or water conditioning devices.
10. a. Our inspectors are not required to observe or report onsite sewer and sanitary systems, lawn sprinkler systems, or fire sprinkler systems.
b. Special engineering reports on these systems will be made available, on an additional cost-plus basis, if requested in advance to the inspection.

9) ELECTRICAL:

1. ***PRO****SPEC's* inspectors are required to observe and report on the type of main service, its conductors, service equipment, overcurrent devices, grounding equipment and main distribution panels.
2. Our inspectors are required to observe and report on the amperage and voltage rating of all equipment installed as well as the type, condition and compatibility of conductors installed.
3. Our inspectors are required to observe the polarity and grounding of all receptacles installed in bathrooms and around spas, pools, or other recreational fixtures.
4. Our inspectors are required to observe and report on the proper operation of ground fault circuit interrupters installed in areas noted in Section 9.3, as well as all receptacles inside a garage or installed on any exterior wall of the building or garage.
5. Our inspectors are required to observe and report the operation of all installed lighting fixtures, switches, and a representative number of the receptacles.
6. Our inspectors are not required to report on low voltage systems such as fire or burglar alarms, telephone, cable TV, interior intercom, or other auxiliary wiring although the locations of such auxiliary systems may be noted in the report.
7. Our inspectors are not required to operate any circuit breaker or other overcurrent devices.
8. Our inspectors are not required to perform any testing or probing with any type of tool of any electrical system or wiring other than those listed in Items 3.
9. Our inspectors are not required to remove or dismantle any electrical service or component other than to remove the covers of the main distribution and sub panels.

10) HEATING/ AIR CONDITIONING:

1. ***PRO****SPEC's* inspectors are required to observe and report the type of all permanently installed heating/air conditioning systems within the building. This does not include window mounted air conditioners.
2. Our inspectors are required to observe and report on the operation and condition of normal controls, flues, vents, and chimneys. Our inspectors are also required to report on accessible individual components such as fans, duct work, filters, and registers.
3. Our inspectors are required to remove all panels installed for access during normal maintenance and observe visible components.
4. Our inspectors are required to observe and report all rooms or areas of the building that do not have permanently installed heating or air conditioning sources.

5. Our inspectors are required to observe and report on the type of fuel source as well as the type and condition of fuel storage and distribution equipment, supply lines and venting. Any indications of leaks noted will be reported.
6. Our inspectors are not required to observe and report the interior condition of the heat exchange, flues, vents, chimneys, ducts, or piping.
7. Our inspectors are not required to observe and report on the type and condition of auxiliary items or components such as humidifiers, electronic air filters or portable heaters.
8. Our inspectors are not required to report on the evenness of distribution of heated or cooled air throughout the various rooms of the building.
9. Our inspectors are not required to operate any automatic safety protection controls.

11) INSULATION AND VENTILATION:

1. ***PRO****SPEC's* inspectors are required to observe and report on the type, quantity, and condition of insulation in unfinished attics, crawlspaces, and foundation areas.
2. Using normal probing techniques, our inspectors will make every effort to identify the type of insulation concealed in ceilings and exterior walls.
3. Our inspectors are not required to report on the amount of insulation concealed in walls or ceilings nor to the effectiveness of these materials or the vapour barrier.
4. Our inspectors are required to report on the type and adequacy of ventilation in unfinished attic or crawlspace areas as well as the proper ventilation of kitchens, bathrooms, and laundry areas.

12) INTERIOR GENERAL:

1. ***PRO****SPEC's* inspectors are required to observe each kitchen and bathroom area within the building and report any serious deficiencies in:
   a. floor coverings
   b. wall finishes
   c. ceiling finishes
   d. interior trim including baseboards
   e. interior doors and hardware
   f. closet shelves and clothes rods
   g. interior lighting fixtures
   h. interior finish around windows and skylights
2. Our inspectors are not required to test smoke detectors, alarm systems or the operation of phone or cable TV outlets.
3. Our inspectors will note the type and condition of all permanently built-in cabinets.

13) WRITTEN REPORTS:

1. All written reports provided by ***PRO****SPEC* are of a narrated style, no check lists. The typical report on a Multifamily low rise of 40,000 square feet is about 5000 words (12 to 15 pages). At the end of all reports, we include maintenance tips that make it easier to plan the annual maintenance required to keep a building in good condition structurally, mechanically, and cosmetically.

14) DURING THE INSPECTION

1. Most inspections require about two and a half to three hours to perform. We encourage our clients to join the inspector while he is inspecting the building but if this is not possible then we suggest our client at least meet with the inspector towards the end of the inspection for a complete walk through.
2. Our inspector is more than willing to meet with our client after the written report is completed and go over the report in complete detail if necessary. Any further questions about the building will be answered at this time.

GENERAL DESCRIPTION OF PROPERTY

The subject property address is 101 Bittancourt Road, Salt Spring Island, B.C. V8K 2K2. For the purpose of orientation to this report the front of the property is considered to face north. The property was upgraded in 1983 with the addition of a two-storey motel building with two gazebos and multi-level wood framed decks. The buildings main structure consists of two levels of concrete block and mortar framing along with standard wood platform frame construction supporting a wood frame engineered truss roof with plywood sheathing, and it is placed on a reinforced poured in place concrete block foundation and concealed poured concrete footings, that forms the ground level of the building. The property has one large wood deck with an open slat wood surface and wood framed guardrails with glazing set into them along with a poured in place concrete patio with similar guardrails as the wood deck. There are also two wood framed gazebos supported on poured in place concrete pedestal footings and concrete foundation walls. The exterior of the main building has a mixture of brick veneer siding, horizontal wood siding and a paint finish applied to the exposed concrete block walls. The main entrances have single glazed metal framed doors for the lobby, and various solid core metal doors for the room entrances and throughout the building. The windows and patio doors throughout the building are original singe and double-glazed metal frame units. The building has a metal panel roofing material with a hidden gutter system and wall mounted metal downspouts. The parking for the guests is provided in the north end parking lot and parking spaces on both sides of the driveway in front of the building.

The following building components of the building were inspected and are addressed in this building condition report:

- The building's structure;
- The building's exterior, including siding, roofs, doors, windows, and decks;
- The building's systems, including the electrical, heating, and plumbing systems and fixtures;
- All accessible interior components including walls, flooring, and ceiling finishes;

AUTHORIZATION

This inspection and building condition report have been developed for Lady Minto Hospital Foundation. A service agreement to proceed with this inspection was received on November 8, 2021, and signed by Roberta Martell.

The building condition report that includes a physical inspection of the property. The maintenance and repair instructions include items which typically require replacement because they have reached the end of their expected service life. There may be expenses which arise which we have not anticipated, related to limited access to concealed areas, or unexpected deterioration.

Components that are not covered on in the inspection report are as noted;

- Any property or component that is concealed.
- The fire safety equipment and all the systems related to them.
- All phone and security products and the systems included.

INTRODUCTION TO STEVE BANFIELD

- *Steve Banfield* is a Licensed and Certified Commercial Property Inspector

- *Steve Banfield* is a Commercial and Strata Corporation Depreciation report provider and a Reserve Fund Analyst working throughout the Lower Mainland and British Columbia.

- Steve Banfield is a Certified Building Technologist, designing and drafting buildings for Public Works Government Services Canada and Correction Services of Canada

ASTTBC: Building Technologist, Certificate (CTech) No. 13778
ASTTBC: Certified Property Inspector, Certificate (CPI) No. PI0183
ASTTBC: Registered Reserve Fund Analyst (RRFA) No. PI0183

REFERENCES

The following documents were available for the inspection.

- Various maintenance and repair records.

INTRODUCTION

Overview of Property – Viewed from Goggle Earth for Orientation

This building condition report is based on the visual on-site inspection of the subject property and reviewing maintenance records provided on-site. This two-storey motel building has a total of 28 rooms and during the inspection rooms 103, 110, 114, 203, 204, 213, and 214 were accessed, reviewed, and reported on, along with all common areas and service rooms. Each room consists of a bedroom/sitting room, small kitchen and a four-piece bathroom. The common and service areas include a main front foyer, a breakfast room, two laundry rooms, various storage rooms, and the electrical/mechanical room. The building has three sets of exterior wood framed stairs leading up to the second-floor exterior walkways.

All components mentioned in this building condition report are assumed to be original unless otherwise stated. When an expected service life of any building component is reported, it is estimated based on comparisons made, utilizing various observations over the years of the same or similar type of material/component in other buildings similar in age and construction. If an item is described to have any number of useful years remaining, it is also an estimation that is simply intended to be used as a general guideline and under no circumstance a guarantee that in this situation, the component will last that long. Anything can fail under normal conditions at any time.

Terms used in this report include ***Good*** which is used to describe any component or finish considered to be in brand new like condition. ***Fairly Good*** indicates a component or finish which shows some normal wear and tear for it age and remains in operational condition, without any need for immediate repairs or servicing. ***Fair*** indicates a component of finish that remains basically operational but shows some heavy wear and tear and requires updating of all normal preventative maintenance possible before it can be considered reliable again for the duration of its normal expected servicer life. ***Reasonable*** indicates a component or finish that remains just barely operational and has reached a state of condition where, replacement rather than further repair should be anticipated at any point in time. The term ***Poor*** relates to any component or finish seen to be in a non-functional state of condition and requires immediate replacement and/or significant repair.

PROSPEC's responsibility is limited to reporting deficiencies with an estimated repair value of $2,500.00 or more. Although a repair and upgrade budget is provided it is suggested an additional 0.25% of the value of the building be included in your overall budget at this time for unforeseen issues that may appear.

This report is based exclusively on a visual inspection of the property, including the site, exterior envelope, main structural, mechanical, electrical, heating, and interior components. No permanent finishes or fixtures have been removed for the purpose of inspecting internal components. No tools have been used to probe into any exterior wall, roof, or any other cavity

within the building, other than an infrared camera and an electronic moisture meter, which is used in a non-invasive manner.

This report is not intended to be technically exhaustive and represents an overall general opinion of the building components. Every effort has been made to accurately disclose the current condition of the building. However, due to the limited amount of access to many building components of the property and the general nature of this type of inspection, some visual and/or concealed items may have been missed. Not every square foot of floor, roof or deck space has been walked on to ensure it is sound. This building is over thirty-eight years old and may have other issues not picked up at this present time which may or may not manifest itself later on, please keep this in mind.

This report is solely the property of Lady Minto Hospital Foundation, and is intended only for the purpose of providing a complete assessment of the building components in their present condition. This report may not be duplicated or distributed in part under any circumstances.

SUMMARY

The building remains in typical condition for a structure of this type of construction, use and age. Most issues noted in this building condition report are commonly found and generally represent any similar building of this age. No real significant deficiencies were found during the inspection other than normal wear and tear. With commonly required upgrades preformed as and when necessary, and with typical maintenance brought up to date and then kept up over the years, this building should have more than 40 years remaining useful lifespan.

Property and Site:

The property has a one-way paved asphalt driveway running through the lot with customer parking part way down both sides of the driveway and it is in fair to fairly good condition with some typical stress cracks and minor damage here and there. The parking lot has built up asphalt curb stops in front of the building that do not appear to be very affective with such a low profile a vehicle can easily drive over the curb and should be replaced with higher curbs. The painted parking lot lines have been recently re-painted.

The property has concrete sidewalks with a ceramic tile finish that is in reasonable to fair condition with several broken and missing tiles to be replaced, including the exterior doorsill tiles. The wood trim around the north end sidewalks has some rot and deteriorated ends and also need to be replaced.

The building has one set of ceramic tile covered poured in place concrete stairs with tubular steel handrails and guardrails and they are in fairly good condition but for some small chips in the ceramic tiles to be repaired. The building also has various sets of wood framed stairs with wood framed handrails and guardrails some with glazing panels set into the guardrails. Overall, these stairs are in fair to fairly good condition with some damaged wood posts and top rails to be replaced. These stairs have an all-weather carpet material placed over the treads and plywood landings that is worn and frayed in some places with sections exposing the plywood and needs to be replaced in various areas. The handrails and guardrails do not meet todays' building standards with only vertical guardrails required with no vertical or horizontal openings wider than 100 mm (4"), and handrails no wider than 62 mm (2 ½") to ensure safety. The glass in the guardrails on these stair landings do not all appear to be tempered glazed panels and all need to be reviewed and replaced where necessary.

On the east side of the driveway there are various levels of wood framed decks with open slat wood surfaces and poured in place concrete patios finished with ceramic tiles, and they have various sets of wood framed stairs joining them together. The wood framed decks are supported on poured in place concrete pedestal footings and have wood framed guardrails with glazing set into them and are in fairly good condition with minimal damage and deterioration, however the glazing in these guardrails also do not appear to be tempered and again need to have all the glazing checked and replaced where necessary. This deck has a set of wood framed stairs leading down to the lower patio that are in fairly good condition with no visible damage and minimal deterioration. These handrails also do not meet todays building standards with no handrail wider than 62 mm (2 ½")

The lower concrete patio is in fair to fairly good condition with several missing ceramic tiles to be replaced. The wood framed guardrails around this patio are similar to the upper deck and the glazing again needs to be checked for proper tempered glazing as well. This patio has a set of wood framed stairs leading down from the parking lot that are in fairly good condition with no visible damage but with some peeling paint to be removed and repainted. These handrails also do not meet todays' building standards with no horizontal guardrails and handrails no wider than 62 mm (2 ½").

The lower patio has a wood framed pergola with a clear plastic roof cover that is in poor to fair condition with plant overgrowth to be cut back and removed and there are some broken and missing roofing panels to be replaced as well as some minor wood damage to be reviewed and repaired as necessary. There are built-in wood planter boxes around the top of the pergola that are not lined, and the wet soil has deteriorated some of the planters and replacement is required.

The north end of the patio has an elevated wood framed walkway with a set of wood framed stairs leading down to the lower yard and they are in reasonable to fair condition with handrails that do not meet todays' building standards and have missing planks on the walkway to be replaced as soon as possible to eliminate various trip hazards.

The property has various retaining walls that consist of precast "Allen" block walls, poured in place reinforced concrete retaining walls, and concrete cinder block walls on poured in place reinforced concrete foundations. There are some creosote covered railway ties on the property that should be disposed of. The "Allen" block retaining walls are in fair to fairly good condition with some shifted and loose blocks on a few walls that need to be set back in place. The poured concrete retaining walls are in fairly good condition with some minor cold joints and stress cracks that have not affected the wall and need no immediate repairs. The concrete block retaining walls are in fair to fairly good condition with a few damaged blocks to be repaired along with some moss growth to be removed off the mortar joints and the mortar to be repointed where necessary.

The property has various wood post and plank fencing with wood framed gates and they are in fair to fairly good condition with minor damage and deterioration to the fencing placed on the retaining walls by the pergola. The wood framed gates for the fenced in A/C units are all well supported and operated freely without binding. There is some plant growth around the gates that needs to be cut back and maintained.

The property one free standing sign that consist of wood support posts on poured in place concrete footings with a wood sign with lighting fixtures on both sides, and it is in fair to fairly good condition with minor deterioration. The light fixtures where not operational on the day of the inspection and appear to be wired with an extension cord plugged into a receptacle in the garden. The building also has a small painted wood sign hanging from the soffits and it is in fairy good secure condition.

The property slopes from the west side down to the northeast corner of the property and has one concrete storm catch basin located by the buildings northwest corner and it is in fair to fairly good condition with loose stone on top of the grate and some stones noted in the basin that need to be cleared out. The discharge pipe on this drain has no 90-degree elbow installed to prevent blockage and one should be installed. The asphalt surface around this basin is broken up and needs to be repaired to allow proper flow towards the drain. This storm drain was not tested for function and flow.

The property has two overhead electrical services supplied to the motel building and to an outer grounds building, a city water supply entering the building through the west foundation wall in the electrical/mechanical room, and various contracted propane tanks located on the property. The sanitary service is a private septic system with the system is located on the east side of the property. The overhead electric service for the motel has conductors running though tree branches that need to be professionally cut back to ensure no damage or outages.

The motel has contracted propane tanks providing fuel for the commercial dryer in the laundry room and they have no visible damage. There is also two tanks located by the gazebos that provide fuel to barbeques on the patio and they are slightly overgrown by plants but also have no visible damage.

The sanitary septic sewer system appears to be backed up with strong emitting odours by the sewer manhole covers located on the south end of the property. The lower septic tank lids located on the north end of the property are missing the fasteners on all the lids that need to be replaced and the alarm systems is not sounding the obvious failure. The entire sanitary septic sewer system on the property needs to be reviewed by a professional septic company to clean out and refurbished the entire system. Several tenants mentioned there has been recent sewage backing up into toilets and bathtubs.

<u>Structural Components:</u>

The buildings concrete block foundation walls are partially visible and appear to remain in fairly good condition with only minor effloresce on some areas due to moisture seepage through the concrete over the years. These areas need to be cleaned up and repainted with a waterproof elastomeric type of paint. No evidence of any significant deficiencies, movement or unusual settlement is apparent. The visible concrete slab floor in the electrical/mechanical room is in fairly good condition with no visible cracks or damage.

The framing of the structural wood walls, floors and ceilings is mostly concealed but appears to be in fairly good sound condition. All walls appear to remain plumb, and all floors and ceilings seem basically level. There are some areas around more exposed windows on the east side of the building that could allow moisture ingress into the walls over the years to cause concealed damage. Keep the exterior envelop well maintained, but even then, additional repairs to this type of damage should always be anticipated during any future renovations.

The property has two wood framed outer buildings for storage and electricdal services for the septic system, gazebos, decks and patios. The buildings are both in fair to fairly good condition but are unconventually built with partial footings and partially

poured concree slabs. These building are both full of storage and access was liminted and should be reviewed more closely to detrermine if there is any damage to be repaired.

The property has two wood framed gazebos buildings with wood framed decks and wood framed roofs with wood shake roofng and are both supported on poured in place concrete pedistal footing and condrete foundation walls. One gazebo has a vinyl deck membrance that is worn, torn and sections of the plywood sub flooring is exposed, and the entrire membrane needs to be replaced. This gazebo also has wood framed guardrails with some loose spindles that need to be resecured and some glazing to be reviewed to ensure all glazing is a tempered product. The other gazebo has a open slat wood deck surface that is in fairly good conditin but with a worn paint finish to be refinished. Both gazebos have worn and damaged wood shakes with visible holes through the roofs and they both need to be replaced as soon as possible. One of the gazebos has wood framed lattice guardrails which do not meet todays' building standards with no climable horizontal guardrails or lattice panels and should be changed to provide sufficient safety.

Exterior:

The exterior siding materials on the building is a combination of brick veneer siding, horizontal wood siding and a paint finish on the exposed concrete block walls. The brick veneer siding is in fair to fairly good condition with minor damage on a few bricks to be repaired, and moss growth on some areas of the mortar to be removed and repointed if necessary. The wood siding is in fairly good condition with typical wear and tear. The paint finish on the concrete blocks is in fairly good condition with no visible peeling or blisters. Sections of the brick siding is in contact with the soil and is required to have a clearance of between 150 mm and 200 mm (6"-8") from the ground to the bottom of the siding to prevent moisture damage. The south end of the building has some plant overgrowth to be cut back and the siding refurbished where necessary.

The building has various entrances including single glazed metal framed lobby entrance doors, a solid core wood office entrance door with single pane glazing set into the door, and various solid core metal doors throughout the building. Overall, the doors vary from reasonable to fairly good condition. The lobby and office doors have no visible damage other than typical wear and tear. The solid core metal doors have various units with typical minor dents and damage. There is one exterior solid core metal door set in the concrete block fire separation wall on the second-floor walkway that is damaged beyond repair and replacement of this door and the metal frame is required. All door hardware seems intact, functional, and secure.

The patio doors and windows throughout the building are a mixture of single and double-glazed metal framed units that are in fair condition. There are a few windows with broken seals and condensation between the panes of glass, along with visible pitting and minor deterioration to the frames, and a few with cracked glass to be replaced. These doors and windows are past their expected service life of 25 years but might continue to perform as designed with some glass replacement, updating of maintenance, and occasional repair. There is one replaced window poorly installed with the window flange and fasteners exposed and needs to be sealed and finished with a wood trim. The building has a framed in patio by the lobby with floor to ceiling glass shear walls that do not appear to be tempered glass panels and all need to be reviewed and replaced, as necessary.

The building has several metal framed skylights with tempered glass located along the second-floor walkways. These skylights appear to be original and are in fair condition with visible wear and tear type damage and with various caulking repairs on the glazing mullions. No leaks where apparent around any of the skylights on this rainy day of the inspection. These skylights are also past their expected service life of 25 years, but with regular repairs and updating of maintenance might continue to perform as designed.

The second floors have cantilevered wood framed walkways with a weatherproof type of carpet covering the plywood sub flooring and they appear to be in fair to fairly good condition but with worn carpet that needs to be replaced. All of the walkways and stair landings have wood framed guardrails with glass panels set into them and they are in fair to fairly good secure condition but for some damaged wood top rails that need to be replaced. Not all the glazing on these walkways and stair landings appears to be tempered glass and all need to be reviewed and replaced where necessary.

The building has perforated metal soffit finish installed throughout that is in fair to fairly good condition with some minor dents and typical damage, and some sections that have been replaced. The soffits on the second floor have water seeping through them from overflowing gutters allowing water into the concealed soffit spaces. The wood fascia boards are in fair to fairly good condition with isolated areas with peeling paint to be removed and refinished.

Roofing Systems:

The roofing on the building is the original metal panel roofing material that is in fair to fairly good condition with no visible dents, damage or patches noted. The roofing material is estimated to be 38 years old with an expected service life of 50 years, so this roof should have another 12 years of service life remaining with proper maintenance and occasional repairs. The fasteners on this type of roof typically need replacement halfway through its expected service life and these fasteners

on this roof need to be reviewed and replaced where necessary. The property has mature pine trees growing on the west side of the property and has branches growing over the roof, leaving a large amount of needles on the roof and gutters to be removed and cleaned out regularly.

The building has pre-painted metal flashing along the parapet walls and wall counter flashing. The flashing is in fair to fairly good condition with visible gaps to be sealed and exposed nail heads to be sealed over. The concrete block fire separation walls have been capped with mortar which has some cracks and weather damage and should be covered with metal flashing to avoid moisture entering into these walls.

The penetrations through the roof include the skylights, and mechanical venting. Overall, the roof penetrations were noted to be in fair to fairly good condition, some minor repairs and updating of maintenance is required sealing over rising fasteners and replacing them where necessary. No leaks were noted around the roof penetrations on the day of the inspection.

The roofs on the buildings have hidden gutter systems that consist of an asphalt rolled roofing material place under the metal roofing panels and wrapped under the fascia board metal flashing and they are in reasonable to fair condition. These hidden gutters are all full of moss growth and pine needles with most of them blocked and have to be cleared to avoid standing water in them. This asphalt rolled roofing material has an expected service life of 25 years and this material is mostly concealed and may be past its service life so replacement should be anticipated. A few scupper drains have been added to allow more water flow off the building. The visible downpipes are in fair condition with some minor dents and damage and some unusual pipe installation to be removed. Some of the upstand pipes for the perimeter drainage has been upgraded while others are still a flexible plastic “Big-O” piping which appears damaged and full of debris to be cleared out. The perimeter drainage system was not tested or inspected for function and flow and needs to be confirmed by a professional drainage company.

Plumbing Systems:

The water to the building is supplied by a city service with no visible meter. The city water enters through the concrete foundation wall on the west side of the electrical/mechanical room. The visible waterline is a coper pipe feeding into more copper water piping. The domestic water plumbing system as a whole appears to be in fair to fairly good condition and was noted to be set at approximately 45 psi which falls into the required setting of between 40 and 70 psi. There are also various upgraded braided water pipes below sinks and toilets that are in fairly good condition.

The various faucets and fixtures inspected are in fair to fairly good condition with some chipped enamel fixtures to be repaired or replaced. Not all toilets are secure to the floor and need to be resecured. The breakfast service room has a small kitchen that is a converted washroom, and the toilet flange was not noted and should be reviewed to ensure a proper cap and seal.

The hose bibs on the property inspected are operational but one is installed incorrectly with the hose bib sideways, and it needs to be reinstalled correctly, and some are missing handles that need to be replaced. None of the hose bibs inspected have back-flow prevention installed, and none are not frost protected.

The second floor of the building has a guest use laundry room with a single washer and dryer, along a staff laundry room with one commercial washer, two residential style washers, and one propane powered commercial dryer. The guest dryer is coin operated and none of these washers or dryers were not formally tested or inspected at this time. The hose bibs and drains for the washers remain in fair to fairly good condition for their age, no leaks are apparent. The water supply lines are neoprene which are subject to fail without warning. We suggest these be replaced with braided stainless-steel lines which have a far higher-pressure rating. Venting for the dryers seems continuous to the exterior and free and clear of debris.

Interior waste disposal (sewer) lines are mostly concealed. The visible sewer lines are ABS piping. Functional drainage was tested and confirmed at various sinks and toilets throughout the building. The main sanitary cleanouts visible have no damage or excessive deterioration. All visible waste disposal piping is also in fairly good condition with no excessive deterioration or leaks, but recent blockage has been reported. The laundry room sink drainage has an improper ‘S” drain trap and leads across the floor to a floor drain and needs to be reviewed and corrected by a licensed plumber to provide proper drainage for the sink, or have the sink removed.

The building has two A.O. Smith electric powered hot water tanks located in the buildings electrical/mechanical room. The first tank has the manufactures specification information removed. The tank appears to have a capacity of 285.0 Litres or more and is approximately 3 to 5 years old and is in fairly good condition, however the electrical connection is missing the proper bushing where the cables enter the hot water tank junction box. The second hot water tank has a capacity of 287.0 Litres, was manufactured in 2018 and is in fairly good condition, however it also has an improper electrical connection to be corrected. The expected service life for these types of tanks is between 10 and 12 years. Typically, the discharge pipe and the P&T valve is to go straight down while one of the tanks has it rising up and this needs to be corrected. Not all safety features are installed on these hot water tanks, seismic straps need to be added. There is a floor drain in the mechanical

room nearby.

Heating Cooling Systems:

The building has four ground mounted electric powered “Fujitsu” split heat pump systems with interior wall mounted heating and cooling units in the guest rooms with the exception rooms 102 & 103 which have wall mounted “Sanyo” heating and cooling unit along with electric baseboard heating in the guest rooms and throughout the building. The “Fujitsu” exterior and the interior “Halcyon” inverters are in fair to fairly working good condition with no visible damage and typical wear and tear. These units are not manufacture dated and are estimated to be between 18 and 20 years old, and have an expected service life of 20 years so replacement of them should be anticipated within the next 3 to 5 years. The two, wall mounted “Sanyo” heating and cooling units are in fair working condition and appear to be original with an expected service life of 20 to 25 years. With the age of these units replacement should be anticipated in the next 3 to 5 years.

The main buildings and outer building have various ages of wall mounted electric baseboard heaters that are in fairly good condition with only some minor dents and slight damage to a few here and there. The baseboard in the north outer building has wood products stored up against it and the heater needs to be cleared of any contact with combustibles.

The inspected thermostats are a mixture of standard wall mounted type units, remote control units and built-in control devices. All the thermostats, remotes and control devices tested where in fairly good working condition with no visible damage noted on the day of the inspection.

Electrical Systems:

The property has two separate overhead electrical services with separate B.C. Hydro meters. The hotel buildings main electrical service has a 600-amp 120/208 3PH 4W main switchgear providing power to the various 100-amp and 200-amp switch panels. This service equipment is original and remains in fairly good and operational condition. Capacity of this equipment seems sufficient for the applications. The building has various guest room and house breaker panels, all appear to remain in fairly good condition with no visible damage, scorching or arcing. There are a few open breaker slots to be capped off to ensure no exposed live wiring. There is one wall mounted exterior panel on the west side of the building which is placed below the roof overhang which appears to be keeping this panel dry, even during the heavy rains during this day of the inspection.

The north end outer buildings main electrical service has a 400-amp 120/240 main switch providing power to an undetermined amount of panels with no written directory on the panel. There is one 100-amp panel providing electrical service to the sanitary septic system nearby and it is installed in a wood framed enclosure supported on wood posts. This service equipment remains in fairly good and operational condition. The system should be reviewed for capacity and have the directory clearly labelled in indelible ink. The enclosed breaker panel remains in fairly good condition with no visible damage, scorching or arcing. The enclosure for the sanitary system also appears to be keeping this panel dry.

Grounding for the electrical motel buildings system leads out to the main switchgear and is attached to the copper water piping by the main water shut off valve. The outer electrical building is full of storage and the grounding cable could not be seen and needs to be confirmed. All clamps seem to be the correct metal type and are fastened tightly and secure as required.

All branch circuit wiring visible at accessible areas, electrical panels and open junction boxes was noted to be copper. All wiring seems to be in fair to fairly good condition however, various electrical repairs are required. There are open electrical junction boxes to be covered and loose wires to be placed in junction boxes to ensure there is no exposed wiring.

The motel has various exterior light fixtures that where noted to be in fair to fairly good condition, with some fixtures mounted on the fascia boards in the hidden gutters and some are damaged and partly submerged in water. Have these light fixtures reviewed, repaired, and mounted higher out of the gutters to ensure no moisture contact. Some soffit pot lights are missing the finishing ring, exposing the rough-cut metal soffit material and they need to be replaced. There are also various missing light fixture covers to be replaced. Not all of these lights where seen in operation and all need to be confirmed.

The patio and gazebos have various exterior light fixtures that where noted to be in fairly good condition only minor wear and tear. Not all of these lights where seen operational and all need to be confirmed.

The interior lighting and switches inspected are all in fairly good condition with no serious deficiencies noted. Not all lights or switches were tested for operation on the day of the inspection. There are a few missing light fixture covers to be replaced. Not all switches were determined for use. Emergency lighting was not tested for operation and is to be confirmed by the service provider. The staff laundry room lighting has improper wiring that needs to be reviewed and corrected.

The electrical receptacles tested are operational and in fairly good condition with typical deterioration. All bathrooms

inspected have GFCI receptacles installed. The exterior receptacles are in fairly good working order; however, not all of these receptacles have ground fault protection. Some receptacles are covered with plant growth and need to be cleared. The building has various bathroom exhaust fans and range hood recirculating fans. The inspected bathroom fans were noted with some loose hanging units to be resecured and some partially blocked with dust that need to be cleaned, but are otherwise in operational condition. The exterior covers for the bathroom vents are mostly missing and need to be replaced. The inspected range hood fans are in fairly good condition and were operational on the day of the inspection.

Fire Equipment and Systems:

The fire sprinkler system and equipment, including all piping, valves and testing is not part of this inspection report. For a full report on these components ***PRO****SPEC Building Inspection Services* would procure the appropriate ASTTBC professionals to inspect and report as required. All the fire inspection tags located were not up to date on the day of the inspection and expired November 20, 2020, and need to be reinspected.

Insulation and Ventilation Systems:

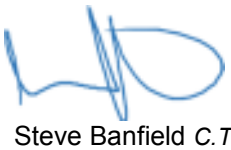
The buildings attic was the only area accessible to inspect the insulation and ventilation systems and all other areas where not accessed and could not be determined and are not part of this building condition report. The attic insulation is a mixture of ridged Styrofoam insulation and fibreglass batt insulation that is approximately 250 mm (10") thick with a RSI value of 5.6 or (Imperial R32) which meets the building standards for when the building was constructed. The insulation is in fair condition with several areas where the insulation has been moved and is now not fully covering the ceilings and needs to redistributed back in place and evened out. The soffit venting for the building is providing adequate air flow throughout the attic space and there is no visible condensation build up or moisture damage in the roof cavities accessed. There are rodent feces in the attic spaces accessed and a exterminator should be brought in to eliminate the access and rodents.

Interior Conditions:

The interior conditions of the building range from no damage to worn components with minor damage.

- The interior flooring materials throughout the building is a mixture of ceramic tile, laminate flooring, and carpet. Overall, the flooring materials are in fair to fairly good condition with damaged and worn carpets in some lower-level guest rooms to be replaced, and some cracked ceramic tile flooring to be replaced.
- The interior walls and ceiling materials throughout the building is a mixture of painted and textured gypsum board. Overall, the walls and ceilings are fair to fairly good condition with some isolated areas of minor moisture damage and other typical wear and tear, and some previously patched damage here and there.
- The interior doors consist of various sized hollow core wood doors with wood frames and the doors inspected are in fair to fairly good condition with some stained bathroom doors to be refinished. All door hardware for these interior doors are in good working order with no damaged or missing door hardware.
- The motel has a breakfast counter and guest room kitchen counters that all have laminate cabinets and countertops that are in fair to fairly good condition with some minor chip and scratch damage on the guest room countertops. No missing doors or drawers where noted on the day of the inspection and all door and drawer hardware seems intact and functional. The staff room kitchen by the breakfast room has a roughly built cabinet with mis-matched doors and unfinished edges on the countertop.

Prepared by;



Steve Banfield *C.Tech CPI RRFA*
Certified Building Technologist
Registered Reserve Fund Analyst

BUILDING CONDITION REPORT

1) PROPERTY AND SITE

PARKING LOT AND SIDEWALKS

The property has a one-way paved asphalt driveway running through the lot with customer parking part way down both sides of the driveway and it is in fair to fairly good condition with some typical stress cracks and minor damage here and there. The parking lot has built up asphalt curb stops in front of the building that do not appear to be very affective with such a low profile a vehicle can easily drive over the curb and should be replaced with higher curbs. The painted parking lot lines have been recently re-painted.




The property has concrete sidewalks with a ceramic tile finish that is in reasonable to fair condition with several broken and missing tiles to be replaced, including the exterior doorsill tiles. The wood trim around the north end sidewalks has some rot and deteriorated ends and also need to be replaced.




EXTERIOR STAIRS, DETACHED DECKS, PATIOS, AND PERGOLAS

The building has one set of ceramic tile covered poured in place concrete stairs with tubular steel handrails and guardrails and they are in fairly good condition but for some small chips in the ceramic tiles to be repaired. The building also has various sets of wood framed stairs with wood framed handrails and guardrails some with glazing panels set into the guardrails. Overall, these stairs are in fair to fairly good condition with some damaged wood posts and top rails to be replaced. These stairs have an all-weather carpet material placed over the treads and plywood landings that is worn and frayed in some places with sections exposing the plywood and needs to be replaced in various areas. The handrails and guardrails do not meet todays' building standards with only vertical guardrails required with no vertical or horizontal openings wider than 100 mm (4"), and handrails no wider than 62 mm (2 ½") to ensure safety. The glass in the guardrails on these stair landings do not all appear to be tempered glazed panels and all need to be reviewed and replaced where necessary.






On the east side of the driveway there are various levels of wood framed decks with open slat wood surfaces and poured in place concrete patios finished with ceramic tiles, and they have various sets of wood framed stairs joining them together. The wood framed decks are supported on poured in place concrete pedestal footings and have wood framed guardrails with glazing set into them and are in fairly good condition with minimal damage and deterioration, however the glazing in these guardrails also do not appear to be tempered and again need to have all the glazing checked and replaced where necessary. This deck has a set of wood framed stairs leading down to the lower patio that are in fairly good condition with no visible damage and minimal deterioration. These handrails also do not meet todays building standards with no handrail wider than 62 mm (2 ½").





The lower concrete patio is in fair to fairly good condition with several missing ceramic tiles to be replaced. The wood framed guardrails around this patio are similar to the upper deck and the glazing again needs to be checked for proper tempered glazing as well. This patio has a set of wood framed stairs leading down from the parking lot that are in fairly good condition with no visible damage but with some peeling paint to be removed and repainted. These handrails also do not meet todays' building standards with no horizontal guardrails and handrails no wider than 62 mm (2 ½").



The lower patio has a wood framed pergola with a clear plastic roof cover that is in poor to fair condition with plant overgrowth to be cut back and removed and there are some broken and missing roofing panels to be replaced as well as some minor wood damage to be reviewed and repaired as necessary. There are built-in wood planter boxes around the top of the pergola that are not lined, and the wet soil has deteriorated some of the planters and replacement is required.

The north end of the patio has an elevated wood framed walkway with a set of wood framed stairs leading down to the lower yard and they are in reasonable to fair condition with handrails that do not meet todays' building standards and have missing planks on the walkway to be replaced as soon as possible to eliminate various trip hazards.

RETAINING WALLS AND CONCRETE BLOCK WALLS

The property has various retaining walls that consist of precast "Allen" block walls, poured in place reinforced concrete retaining walls, and concrete cinder block walls on poured in place reinforced concrete foundations. There are some creosote covered railway ties on the property that should be disposed of. The "Allen" block retaining walls are in fair to fairly good condition with some shifted and loose blocks on a few walls that need to be set back in place.

The poured concrete retaining walls are in fairly good condition with some minor cold joints and stress cracks that have not affected the wall and need no immediate repairs.

The concrete block retaining walls are in fair to fairly good condition with a few damaged blocks to be repaired along with some moss growth to be removed off the mortar joints and the mortar to be repointed where necessary.

FENCES AND GATES

The property has various wood post and plank fences with wood framed gates and they are in fair to fairly good condition with minor damage and deterioration to the fencing placed on the retaining walls by the pergola. The wood framed gates for the fenced in A/C units are all well supported and operated freely without binding. There is some plant growth around the gates that needs to be cut back and maintained.

SIGNAGE

The property one free standing sign that consist of wood support posts on poured in place concrete footings with a wood sign with lighting fixtures on both sides, and it is in fair to fairly good condition with minor deterioration. The light fixtures where not operational on the day of the inspection and appear to be wired with an extension cord plugged into a receptacle in the garden. The building also has a small painted wood sign hanging from the soffits and it is in fairy good secure condition.

SITE DRAINAGE

The property slopes from the west side down to the northeast corner of the property and has one concrete storm catch basin located by the buildings northwest corner and it is in fair to fairly good condition with loose stone on top of the grate and some stones noted in the basin that need to be cleared out. The discharge pipe on this drain has no 90-degree elbow installed to prevent blockage and one should be installed. The asphalt surface around this basin is broken up and needs to be repaired to allow proper flow towards the drain. This storm drain was not tested for function and flow.

ON SITE SERVICES

The property has two overhead electrical services supplied to the motel building and to an outer grounds building, a city water supply entering the building through the west foundation wall in the electrical/mechanical room, and various contracted propane tanks located on the property. The sanitary service is a private septic system with the system is located on the east side of the property.

The overhead electric service for the motel has the conductors running though tree branches that need to be professionally cut back to ensure no damage or outages.

The motel has contracted propane tanks providing fuel for the commercial dryer in the laundry room and they have no visible damage. There is also two tanks located by the gazebos that provide fuel to barbeques on the patio and they are slightly overgrown by plants but also have no visible damage.

The sanitary septic sewer system appears to be backed up with strong emitting odours by the sewer manhole covers located on the south end of the property. The lower septic tank lids located on the north end of the property are missing the fasteners on all the lids that need to be replaced and the alarm systems is not sounding the obvious failure. The entire sanitary septic sewer system on the property needs to be reviewed by a professional septic company to clean out and refurbished the entire system. Several tenants mentioned there has been recent sewage backing up into toilets and bathtubs.



2) STRUCTURAL

FOUNDATION AND CONCRETE SLAB

The buildings concrete block foundation walls are partially visible and appear to remain in fairly good condition with only minor effloresce on some areas due to moisture seepage through the concrete over the years. These areas need to be cleaned up and repainted with a waterproof elastomeric type of paint. No evidence of any significant deficiencies, movement or unusual settlement is apparent. The visible concrete slab floor in the electrical/mechanical room is in fairly good condition with no visible cracks or damage.


STRUCTURAL WALLS, CEILINGS AND ROOFS


The buildings structural concrete block walls remain in fairly good condition with only minor effloresce seen on some areas due to moisture seepage through the concrete over the years. These areas need to be cleaned up and repainted with a waterproof elastomeric type of paint.

The framing of the structural wood walls, floors and ceilings is mostly concealed but appears to be in fairly good sound condition. All walls appear to remain plumb, and all floors and ceilings seem basically level. There are some areas around more exposed windows on the east side of the building that could allow moisture ingress into the walls over the years to cause concealed damage. Keep the exterior envelop well maintained, but even then, additional repairs to this type of damage should always be anticipated during any future renovations.

OUTER BUILDINGS AND GAZEBOS

The property has two wood framed outer buildings for storage and electricdal services for the septic system, gazebos, decks and patios. The buildings are both in fair to fairly good condition but are unconventually built with partial footings and partially poured concree slabs. These building are both full of storage and access was liminted and should be reviewed more closely to detrermine if there is any damage to be repaired.

The property has two wood framed gazebos buildings with wood framed decks and wood framed roofs with wood shake roofng and are both supported on poured in place concrete pedistal footing and condrete foundation walls. One gazebo has a vinyl deck membrance that is worn, torn and sections of the plywood sub flooring is exposed, and the entrire membrane needs to be replaced. This gazebo also has wood framed guardrails with some loose spindles that need to be resecured and some glazing to be reviewed to ensure all glazing is a tempered product. The other gazebo has a open slat wood deck surface that is in fairly good conditin but with a worn paint finish to be refinished. Both gazebos have worn and damaged wood shakes with visible holes through the roofs and they both need to be replaced as soon as possible.

One of the gazebos has wood framed lattice guardrails which do not meet todays' building standards with no climable horizontal guardrails or lattice panels and should be changed to provide sufficient safety.

EXTERIOR

EXTERIOR WALL COVER MATERIALS

The exterior siding materials on the building is a combination of brick veneer siding, horizontal wood siding and a paint finish on the exposed concrete block walls. The brick veneer siding is in fair to fairly good condition with minor damage on a few bricks to be repaired, and moss growth on some areas of the mortar to be removed and repointed if necessary. The wood siding is in fairly good condition with typical wear and tear. The paint finish on the concrete blocks is in fairly good condition with no visible peeling or blisters. Sections of the brick siding is in contact with the soil and is required to have a clearance of between 150 mm and 200 mm (6"-8") from the ground to the bottom of the siding to prevent moisture damage. The south end of the building has some plant overgrowth to be cut back and the siding refurbished where necessary.



ENTRANCE DOORS

The building has various entrances including single glazed metal framed lobby entrance doors, a solid core wood office entrance door with single pane glazing set into the door, and various solid core metal doors throughout the building. Overall, the doors vary from reasonable to fairly good condition. The lobby and office doors have no visible damage other than typical wear and tear. The solid core metal doors have various units with typical minor dents and damage. There is one exterior solid core metal door set in the concrete block fire separation wall on the second-floor walkway that is damaged beyond repair and replacement of this door and the metal frame is required. All door hardware seems intact, functional, and secure.







EXTERIOR PATIO DOORS, WINDOWS, AND SKYLIGHTS

The patio doors and windows throughout the building are a mixture of single and double-glazed metal framed units that are in fair condition. There are a few windows with broken seals and condensation between the panes of glass, along with visible pitting and minor deterioration to the frames, and a few with cracked glass to be replaced. These doors and windows are past their expected service life of 25 years but might continue to perform as designed with some glass replacement, updating of maintenance, and occasional repair.



There is one replaced window poorly installed with the window flange and fasteners exposed and needs to be sealed and finished with a wood trim.




The building has a framed in patio by the lobby with floor to ceiling glass shear walls that do not appear to be tempered glass panels and all need to be reviewed and replaced, as necessary.

The building has several metal framed skylights with tempered glass located along the second-floor walkways. These skylights appear to be original and are in fair condition with visible wear and tear type damage and with various caulking repairs on the glazing mullions. No leaks where apparent around any of the skylights on this rainy day of the inspection. These skylights are also past their expected service life of 25 years, but with regular repairs and updating of maintenance might continue to perform as designed.

EXTERIOR SECOND FLOOR WALKWAYS AND GUARDRAILS

The second floors have cantilevered wood framed walkways with a weatherproof type of carpet covering the plywood sub flooring and they appear to be in fair to fairly good condition but with worn carpet that needs to be replaced. All of the walkways and stair landings have wood framed guardrails with glass panels set into them and they are in fair to fairly good secure condition but for some damaged wood top rails that need to be replaced. Not all the glazing on these walkways and stair landings appears to be tempered glass and all need to be reviewed and replaced where necessary.


SOFFITS AND FASCIA BOARDS

The building has perforated metal soffit finish installed throughout that is in fair to fairly good condition with some minor dents and typical damage, and some sections that have been replaced. The soffits on the second floor have water seeping through them from overflowing gutters allowing water into the concealed soffit spaces. The wood fascia boards are in fair to fairly good condition with isolated areas with peeling paint to be removed and refinished.






4) ROOFING SYSTEMS

ROOF COVER MATERIALS

The roofing on the building is the original metal panel roofing material that is in fair to fairly good condition with no visible dents, damage or patches noted. The roofing material is estimated to be 38 years old with an expected service life of 50 years, so this roof should have another 12 years of service life remaining with proper maintenance and occasional repairs. The fasteners on this type of roof typically need replacement halfway through its expected service life and these fasteners on this roof need to be reviewed and replaced where necessary. The property has mature pine trees growing on the west side of the property and has branches growing over the roof, leaving a large amount of needles on the roof and gutters to be removed and cleaned out regularly.





ROOF FLASHING MATERIAL

The building has pre-painted metal flashing along the parapet walls and wall counter flashing. The flashing is in fair to fairly good condition with visible gaps to be sealed and exposed nail heads to be sealed over. The concrete block fire separation walls have been capped with mortar which has some cracks and weather damage and should be covered with metal flashing to avoid moisture entering into these walls.




ROOF PENETRATIONS


The penetrations through the roof include the skylights, and mechanical venting. Overall, the roof penetrations were noted to be in fair to fairly good condition, some minor repairs and updating of maintenance is required sealing over rising fasteners and replacing them where necessary. No leaks were noted around the roof penetrations on the day of the inspection.

ROOF DRAINAGE SYSTEMS

The roofs on the buildings have hidden gutter systems that consist of an asphalt rolled roofing material place under the metal roofing panels and wrapped under the fascia board metal flashing and they are in reasonable to fair condition. These hidden gutters are all full of moss growth and pine needles with most of them blocked and have to be cleared to avoid standing water in them. This asphalt rolled roofing material has an expected service life of 25 years and this material is mostly concealed and may be past its service life so replacement should be anticipated. A few scupper drains have been added to allow more water flow off the building.






The visible downpipes are in fair condition with some minor dents and damage and some unusual pipe installation to be

removed. Some of the upstand pipes for the perimeter drainage has been upgraded while others are still a flexible plastic "Big-O" piping which appears damaged and full of debris to be cleared out. The perimeter drainage system was not tested or inspected for function and flow and needs to be confirmed by a professional drainage company.




5) PLUMBING SYSTEMS

WATER SUPPLY AND PIPING

The water to the building is supplied by a city service with no visible meter. The city water enters through the concrete foundation wall on the west side of the electrical/mechanical room. The visible waterline is a coper pipe feeding into more copper water piping. The domestic water plumbing system as a whole appears to be in fair to fairly good condition and was noted to be set at approximately 45 psi which falls into the required setting of between 40 and 70 psi. There are also various upgraded braided water pipes below sinks and toilets that are in fairly good condition.



FAUCETS AND FIXTURES


The various faucets and fixtures include stainless-steel kitchen sinks, porcelain and enamel bathroom sinks, toilets, and bathtubs. The laundry rooms have one plastic sink. The various faucets and fixtures inspected are in fair to fairly good condition with some chipped enamel fixtures to be repaired or replaced. Not all toilets are secure to the floor and some need to be re-secured. The breakfast service room has a small kitchen that is a converted washroom, and the toilet flange was not noted and should be reviewed to ensure a proper cap and seal.













The hose bibs on the property inspected are operational but one is installed incorrectly with the hose bib sideways, and it needs to be reinstalled correctly, and some are missing handles that need to be replaced. None of the hose bibs inspected have back-flow prevention installed, and none are not frost protected.

LAUNDRY EQUIPMENT PIPING AND DRAINAGE

The second floor of the building has a guest use laundry room with a single washer and dryer, along a staff laundry room with one commercial washer, two residential style washers, and one propane powered commercial dryer. The guest dryer is coin operated and none of these washers or dryers were not formally tested or inspected at this time. The hose bibs and drains for the washers remain in fair to fairly good condition for their age, no leaks are apparent. The water supply lines are neoprene which are subject to fail without warning. We suggest these be replaced with braided stainless-steel lines which have a far higher-pressure rating. Venting for the dryers seems continuous to the exterior and free and clear of debris.






INTERIOR WASTE DISPOSAL SYSTEMS

Interior waste disposal (sewer) lines are mostly concealed. The visible sewer lines are ABS piping. Functional drainage was tested and confirmed at various sinks and toilets throughout the building. The main sanitary cleanouts visible have no damage or excessive deterioration. All visible waste disposal piping is also in fairly good condition with no excessive deterioration or leaks, but recent blockage and back-up into some fixtures has been reported.



The laundry room sink drainage has an improper 'S" drain trap and leads across the floor to a floor drain and needs to be reviewed and corrected by a licensed plumber to provide proper drainage for the sink, or have the sink removed.



HOT WATER TANKS


The building has two A.O. Smith electric powered hot water tanks located in the buildings electrical/mechanical room. The first tank has the manufactures specification information removed. The tank appears to have a capacity of 285.0 Litres or more and is approximately 3 to 5 years old and is in fairly good condition, however the electrical connection is missing the proper bushing where the cables enter the hot water tank junction box. The second hot water tank has a capacity of 287.0 Litres, was manufactured in 2018 and is in fairly good condition, however it also has an improper electrical connection to be corrected. There is also terminated wiring that needs to be installed in a closed off junction box. The expected service life for these types of tanks is between 10 and 12 years. Typically, the discharge pipe and the P&T valve is to go straight down while one of the tanks has it rising up and this needs to be corrected. Not all safety features are installed on these hot water tanks, seismic straps need to be added. There is a floor drain in the mechanical room nearby.



6) HEATING AND COOLING SYSTEMS

HEAT EXCHANGE EQUIPMENT

The building has four ground mounted electric powered "Fujitsu" split heat pump systems with interior wall mounted heating and cooling units in the guest rooms with the exception rooms 102 & 103 which have wall mounted "Sanyo" heating and cooling unit along with electric baseboard heating in the guest rooms and throughout the building. The "Fujitsu" exterior and the interior "Halcyon" inverters are in fair to fairly working good condition with no visible damage and typical wear and tear. These units are not manufacture dated and are estimated to be between 18 and 20 years old, and have an expected service life of 20 years so replacement of them should be anticipated within the next 3 to 5 years.




The two, wall mounted "Sanyo" heating and cooling units are in fair working condition and appear to be original with an expected service life of 20 to 25 years. With the age of these units replacement should be anticipated in the next 3 to 5 years.



The main building and outer building have various aged wall mounted electric baseboard heaters that are in fairly good condition with only some minor dents and slight damage to a few here and there. The baseboard in the north outer building has wood products stored up against it and the heater needs to be cleared of any contact with combustibles.



THERMOSTATS


The inspected thermostats are a mixture of standard wall mounted type units, remote control units and built-in control devices. All the thermostats, remotes and control devices tested where in fairly good working condition with no visible damage noted on the day of the inspection.

7) ELECTRICAL SYSTEMS

MAIN SERVICE SUPPLY ENTRANCE, SYSTEM AMPERAGE

The covers at the high voltage systems were not removed due to the danger of potential contact with these high voltage systems. The property has two separate overhead electrical services with separate B.C. Hydro meters. The hotel buildings main electrical service has a 600-amp 120/208 3PH 4W main switchgear providing power to the various 100-amp and 200-amp switch panels. This service equipment is original and remains in fairly good and operational condition. Capacity of this equipment seems sufficient for the applications. The building has various guest room and house breaker panels, all appear to remain in fairly good condition with no visible damage, scorching or arcing. There are a few open breaker slots to be capped off to ensure no exposed live wiring.



There is one wall mounted exterior panel on the west side of the building which is placed below the roof overhang which appears to be keeping this panel dry, even during the heavy rains during this day of the inspection.







The north end outer buildings main electrical service has a 400-amp 120/240 main switch providing power to an undetermined amount of panels with no written directory on the panel. There is one 100-amp panel providing electrical service to the sanitary septic system nearby and it is installed in a wood framed enclosure supported on wood posts. This service equipment remains in fairly good and operational condition. The system should be reviewed for capacity and have the directory clearly labelled in indelible ink. The enclosed breaker panel remains in fairly good condition with no visible damage, scorching or arcing. The enclosure for the sanitary system also appears to be keeping this panel dry.




Electrical Grounding and Bonding Systems

Grounding for the electrical motel buildings system leads out to the main switchgear and is attached to the copper water piping by the main water shut off valve. The outer electrical building is full of storage and the grounding cable could not be seen and needs to be confirmed. All clamps seem to be the correct metal type and are fastened tightly and secure as required.

Electrical Branch Circuit Wiring

All branch circuit wiring visible at accessible areas, electrical panels and open junction boxes was noted to be copper. All wiring seems to be in fair to fairly good condition however, various electrical repairs are required. There are open electrical junction boxes to be covered and loose wires to be placed in junction boxes to ensure there is no exposed wiring.

Electrical Lighting, Switches and Receptacles

The motel has various exterior light fixtures that where noted to be in fair to fairly good condition, with some fixtures mounted on the fascia boards in the hidden gutters and some are damaged and partly submerged in water. Have these light fixtures reviewed, repaired, and mounted higher out of the gutters to ensure no moisture contact. Some soffit pot lights are missing the finishing ring, exposing the rough-cut metal soffit material and they need to be replaced. There are also various missing light fixture covers to be replaced. Not all of these lights where seen in operation and all need to be confirmed.




The patio and gazebos have various exterior light fixtures that where noted to be in fairly good condition only minor wear and tear. Not all of these lights where seen operational and all need to be confirmed.



The interior lighting and switches inspected are all in fairly good condition with no serious deficiencies noted. Not all lights or switches were tested for operation on the day of the inspection. There are a few missing light fixture covers to be replaced. Not all switches were determined for use. Emergency lighting was not tested for operation and is to be confirmed by the service provider.









The staff laundry room lighting has improper wiring that needs to be reviewed and corrected.



The electrical receptacles tested are operational and in fairly good condition with typical deterioration. All bathrooms inspected have GFCI receptacles installed.



The exterior receptacles are in fairly good working order; however, not all of these receptacles have ground fault protection. Some receptacles are covered with plant growth and need to be cleared out.



EXHAUST FANS AND CEILING FANS

The inspected bathroom fans were noted with some loose hanging units to be re-secured and some partially blocked with dust that need to be cleaned, but are otherwise in operational condition. The exterior covers for the bathroom vents are mostly missing and need to be replaced. The inspected range hood fans are in fairly good condition and were operational on the day of the inspection.




8) FIRE EQUIPMENT AND SYSTEMS

The fire sprinkler system and equipment, including all piping, valves and testing is not part of this inspection report. For a full report on these components ***PRO****SPEC Building Inspection Services* would procure the appropriate ASTTBC professionals to inspect and report as required. All the fire inspection tags located were not up to date on the day of the inspection and expired November 20, 2020, and need to be reinspected.



9) PHONE AND SEURITY SYSTEMS

The phone and security systems were not inspected and are not part of this inspection report. For a full report on these components ***PRO****SPEC Building Inspection Services* would procure the appropriate professionals to inspect and report as required.

10) INSULATION AND VENTILATION SYSTEMS

The buildings attic was the only area accessible to inspect the insulation and ventilation systems and all other areas where not accessed and could not be determined and are not part of this building condition report. The attic insulation is a mixture of ridged Styrofoam insulation and fibreglass batt insulation that is approximately 250 mm (10") thick with a RSI value of 5.6 or (Imperial R32) which meets the building standards for when the building was constructed. The insulation is in fair condition with several areas where the insulation has been moved and is now not fully covering the ceilings and needs to redistributed back in place and evened out. The soffit venting for the building is providing adequate air flow throughout the attic space and there is no visible condensation build up or moisture damage in the roof cavities accessed. There are rodent feces in the attic spaces accessed and an exterminator should be brought in to eliminate the access and rodents.

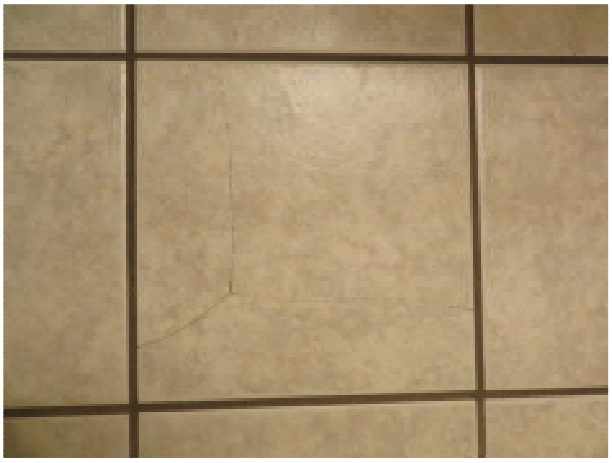


11) INTERIOR

INTERIOR FLOORS, WALLS, AND CEILINGS

The interior flooring materials throughout the building is a mixture of ceramic tile, laminate flooring, and carpet. Overall, the flooring materials are in fair to fairly good condition with damaged and worn carpets in some lower-level guest rooms to be replaced, and some cracked ceramic tile flooring to be replaced.



The interior walls and ceiling materials throughout the building is a mixture of painted and textured gypsum board. Overall, the walls and ceilings are fair to fairly good condition with some isolated areas of minor moisture damage and other typical wear and tear, and some previously patched damage here and there.






INTERIOR DOORS

The interior doors consist of various sized hollow core wood doors with wood frames and the doors inspected are in fair to fairly good condition with some stained bathroom doors to be refinished. All door hardware for these interior doors are in good working order with no damaged or missing door hardware.



INTERIOR CABINETS AND COUNTERTOPS

The motel has a breakfast counter and guest room kitchen counters that all have laminate cabinets and countertops that are in fair to fairly good condition with some minor chip and scratch damage on the guest room countertops. No missing doors or drawers where noted on the day of the inspection and all door and drawer hardware seems intact and functional.




The staff room kitchen by the breakfast room has a roughly built cabinet with mis-matched doors and unfinished edges on the countertop.

Appendix 'A' REPAIR AND UPGRADE BUDGET

SUMMARY OF REPAIR AND UPGRADE BUDGET

A high possible scenario of expenditures is presented in the following estimate. Estimates for materials and labour are calculated and provided through the 2020 R.S. Means Catalogue which is a publication to provide pricing for contractors. The life expectancies are estimates based on the Canadian Home Builders' Association Builders' Manual and the Canada Mortgage and Housing Corporation.

CLASS OF COST ESTIMATES

Some of these recommendations will require refinement through a normal design process to further define the scope and budget prior to tendering the renewal. "Class D" estimates have been provided in the Report and a number of general assumptions about the potential scopes of work were made when costs associated with these projects were generated.

Classes of Cost Estimates - Until a project is actually constructed, a cost estimate represents the best judgement of the professional according to their experience and knowledge and the information available at the time. Its completeness and accuracy are influenced by many factors, including the project status and development stage. Estimates have a limited life and are subject to inflation and fluctuating market conditions. The precision of cost estimating is categorized into the following four classes and are as defined in guidelines prepared by the Association of Professional Engineers and Geoscientists of B.C. The percentage figures in parentheses refer to the level of precision or reliability of the cost estimates.

- Class A Estimate (±10-15%): A detailed estimate based on quantity take-offs from final drawings and specifications. It is used to evaluate tenders or as a basis of cost control during day-labour construction.
- Class B Estimate (±15-25%): An estimate prepared after site investigations and studies have been completed and the major systems defined. It is based on a project brief and preliminary design. It is used for obtaining effective project approval and for budgetary control.
- Class C Estimate (±25-40%): An estimate prepared with limited site information and based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.
- Class D Estimate (±50%): A preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.

10 Year Depreciation - Estimated Cost of Major Components Only

Ref. No.	BUILDING COMPONENTS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1.00	**PROPERTY AND SITE**										
1.01	Minor repairs to driveway, parking lot asphalt surfaces & rebuild curb stops	$2,000.00									
1.02	Replace all broken ceramic tiles on sidewalks & patios	$4,500.00									
1.03	Replace & repair damaged wood framed stairs, handrails & guards	$3,000.00									
1.04	Review all guards on site for tempered glazing and replace, as necessary	TBD									
1.05	Repairs to wood framed pergola & wood framed walkway	$3,000.00									
1.06	Minor repairs to "Allen" block retaining walls	$500.00									
1.07	Remove & dispose of any railway ties on the property	$500.00									
1.08	Clear out the storm catch basin & repairs the surface around the drain	$1,000.00									
1.09	Have a professional cut back tree branches around electrical service to the motel	$1,500.00									
1.10	Have a professional sanitary service company review & repair the septic system	TBD									
1.11	Review and repair damage to the two outer buildings	TBD									
1.12	Replace vinyl deck membrane on one gazebo & repaint the wood deck on the other	$4,500.00									
3.00	**EXTERIOR**										
3.01	Minor repairs to exterior siding materials	$2,000.00									
3.02	Replace on exterior metal door and frame	$2,200.00									
3.03	Replace broken window glazing and replace all windows with broken seals	$2,800.00									
3.04	Replace all dated single & double glazed patio doors & windows, as necessary					$18,000.00					
3.05	Replace all skylights, as necessary	TBD									
3.06	Repair, replace, & repaint all damaged wood posts, guardrails and handrails	$3,500.00									
4.00	**ROOFING SYSTEMS**										
4.01	Replace the wood shake roofing material on both gazebos	$8,000.00									
4.02	Replace damaged clear roof panels on the pergola	$800.00									
4.03	Re-secure & seal all rising roof fasteners	$2,500.00									
4.04	Clean out hidden gutters/ Repair & seal all metal roof flashing	$2,750.00									
4.05	Replace hidden gutter asphalt rolled roofing materials, as necessary	TBD									
4.06	Various repairs to metal downspouts	$500.00									
5.00	**PLUMBING SYSTEMS**										
5.01	Minor plumbing repairs throughout the building	$500.00									
5.03	Electrical repairs to both hot water tanks	$500.00									
6.00	**HEATING AND COOLING SYSTEMS**										
6.01	Replace the four exterior "Fujitsu" A/C units and the interior Halcyon" units	TBD									
6.02	Replace the two "Sanyo" heating and cooling units					$8,000.00					

Ref. No.	BUILDING COMPONENTS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
7.00	**ELECTRICAL SYSTEMS**										
7.01	Minor electrical repairs throughout the buildings	$1,500.00									
11.00	**INTERIOR**										
11.01	Review all rooms & repair all damaged floors, walls, & ceilings, as necessary	TBD									
11.02	Review all rooms & repair all damaged cabinets & counter tops , as necessary	TBD									
Total repair and replacement costs		$48,050.00	$0.00	$0.00	$0.00	$26,000.00	$0.00	$0.00	$0.00	$0.00	$0.00

- The funding model has an allowance for some replacement of building components and maintenance, not all maintenance costs are addressed in this funding model. Typical maintenance funding not included are:
  - Minor repairs that consist of restoring building components to good or sound condition a part or parts of an existing building.
  - Minor repairs, including patching and restoration of any damaged materials, elements, equipment, or fixtures for the purpose of maintaining such components in good or sound condition during and past their expected service life.
  - Inspections of security devices, communications, and smoke detectors throughout the building.

- TBD (to be determined) A Condition assessment is required before any replacement of building components past their expected service life. Various products may out last their expected service life and may have an extended useful life.

- Building components TBD for replacement for his building include;
  - Review all guardrails on site for tempered glazing and replace, as necessary.
  - Have a professional sanitary service company review & repair the septic system.
  - Review and repair damage to the two outer buildings.
  - Replace hidden gutter asphalt rolled roofing materials, as necessary.
  - Replace the four exterior "Fujitsu" A/C units and the interior Halcyon" units @ $4,500.00 per A/C unit and $4,000.00 per interior wall mounted unit.
  - Review all rooms & repair all damaged floors, walls, & ceilings, as necessary.
  - Review all rooms & repair all damaged cabinets & counter tops , as necessary.

- Some service maintenance fees, and inspection costs are an estimate and are to be confirmed with the service providers. Some building components do not last their full expected service life, regular maintenance and service is required to all building components to ensure a full expected life of these products.

Appendix 'B' LIMITATIONS & CONDITIONS

This inspection report is intended solely for Lady Minto Hospital Foundation. The scope of work and related responsibilities is defined in the scope of work mentioned in Appendix 'A'. Any use which a third party makes of this work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made, or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions. Any third-party user of this report specifically denies any right to claims, whether in contract, tort and/or any other cause of action in law, against ***PRO****SPEC Building Inspection Services*, the Consultant, including Sub-Consultants, their officers, agents, and employees.

- The work reflects ***PRO****SPEC Building Inspection Services* best judgment of the property along with information gathered from documents provided at the time of inspection and preparation. The report is not a warranty of components and is a report to provide in-site to the depreciation of the building systems and components.

- This work does not include and hidden components, no invasive measures were taken to determine the conditions of the common areas mentioned in the report. No design calculations have been performed for the inspection report. Any invasive type of inspection work can be completed upon notification from Lady Minto Hospital Foundation.

- This report is not a certification of compliance past or present regulations.

- This report does not eliminate uncertainty regarding the potential for existing or future costs, hazards, or losses regarding the property.

- ***PRO****SPEC Building Inspection Services* does not investigate, inspect, or provide advice pertaining to any pollutants, contaminants, asbestos, molds, or hazardous materials.

- Any user of this report specifically denies any right to any claim which may arise out of mold or infiltration of precipitation into the building envelope.

- No testing with specialized equipment was performed. The report will not include any cosmetic concerns.
- The inspection of the exterior was from ground level, the decks and from the edge of the roofs.
- The approximate year of construction for the building is 1983
- On the days of the inspection the weather was an overcast day with heavy rain.

Appendix 'C' REFERENCED MATERIAL

INFLATION RATE:

The Inflation rate noted in the maintenance schedules is based on the Bank of Canada rate of 2.5% as of August 2020

COST OF BUILDING MATERIALS

Cost of materials and labour was provided through the 2020 R.S. Means Catalogue which is a publication to provide pricing for contractors.

MATERIALS LIFE EXPECTANCIES

The life expectancies are estimates based on the Canadian Home Builders' Association Builders' Manual and the Canada Mortgage and Housing Corporation.

OPERATIONS AND MAINTENANCE MANUALS

Various operation or maintenance manuals were seen on site.

ON SITE INSPECTION

Onsite inspection was provided by Steve Banfield *CTech, CPI, RRFA*