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BUILDING INSPECTION



Address of Property: 31 Uttoxeter Road, Victoria

Date of Inspection:

Client: Mr.B.Uyer

Inspector: Lee Ottewell

THE INSPECTION PARAMETERS

This visual inspection has been undertaken in accordance with the ASTM standard E2018-01 protocol for Property Condition Assessments.

All the internal rooms of the retail units were inspected, however, the hotel rooms were sampled.

MAIN FINDINGS

SITE

An old oil tank exists in the basement. It is enclosed in a concrete blockwork surround. It should be checked to ensure that it doesn't contain any oil and that there isn't a risk of spillage.

EXTERIOR

The brickwork is in poor condition, sections have spalled, sections are damaged and the all the mortar joints require repointing.

The decorative cornice on the facade of the building is rotting.

The vinyl and metal siding on the lightwell walls is in poor condition and sections of the metal siding are buckled.

The windows and some door frames are in very poor condition - sections are rotting and other sections are missing.

A planter at the rear of the building should be further investigated to establish if there is an adequate water proof membrane between the soil and adjacent walls.

I noted an exposed section of an older style clay perimeter draitile. This will need cleaning out and an invasive draitile survey to establish if it is still functioning. However, based upon the age of the building the likelihood is that it will require replacing.

There are other minor exterior issues such as ductwork being used for downpipes, rotting fascia board etc.

ROOF

The upper roof has a "tar and gravel" covering which is in poor condition. Sections are

cracking and blistering. The cap flashings at the junction of the roof and the parapet walls have rusted through in many areas.

The lower level roofs are torch-on asphalt and are also in poor condition. I noted soft spots and ripples in the asphalt. There is inadequate drainage on the lightwell roof (only one roof scupper).

The metal fire escape bracing is loose and there is debris on the upper roof. There are three chimneys on the property. The front one is in reasonable condition. The rear two are in a poorer condition and have very poor flashing details.

ELECTRICAL

There is a 400amp overhead electrical supply serving the building. The supply feeds into a distribution box which supplies the individual fuses and panels for the retail units and the hotel. By today's standards 400amps for a building of this size is considered low.

Redundant sections of the older style knob and tube wiring were visible in the attic (I confirmed that no electricity was still passing through the cables).

During the inspection I did note several ungrounded 3 pin outlets and many of the older style 2 pin outlets. This could be an indication of some active, remaining knob and tube wiring in the building (this type of wiring only had a hot and neutral - no ground wire). Recommend having this checked out further by a licensed electrician. I also noted some aluminium branch wiring in use in one of the panels in one of the retail units.

ROOF VOID AND INSULATION

There is no insulation in the roof void nor is there any visible in the crawlspace. Due to the age of the building there is unlikely to be any in the walls. The visible roof framing appeared to be satisfactory.

STRUCTURAL

The brick walls all appeared plumb and there was no signs of serious cracking. Whilst inspecting the hotel I noted that several floors were sloping, the staircases were sloping and in one room there was a clear gap at the junction of wall and ceiling. Although there was no access into the crawlspace there were many clues suggesting concealed problems. They consisted of:

- a fallen joist (at the front of the crawlspace)
- sloping floors at the rear of both retail units especially 705
- floors which appeared to have been levelled in the retail units (using plywood on furring pieces)
- visible rot in an exposed joist at the rear of unit 705

- sections of the floor which have separated from the walls in unit 705

I strongly recommend that several access holes are cut in both ground floor retail units to enable the condition of the concealed framing and foundation to be determined.

HEATING AND VENTILATION

Unit 707 is heated by two ceiling mounted gas furnaces. The units are manufactured by Lennox and appear to be in satisfactory condition. However, it was not possible to test the units because the gas supply was off.

Unit 705 and the hotel are heated by steam circulating through radiators. The steam is generated by two gas powered boilers. Both appeared to be in good condition and were working satisfactory at the time of the inspection. However, several upgrades and replacement of components is required

There was no functioning mechanical ventilation to the common areas of the hotel.

PLUMBING

Sections of galvanized piping are still in use in the building. This type of piping is prone to rusting and hence leaks. There are many stains on the ceiling, especially in the retail units, suggesting ongoing problems with this.

There are two gas fired hot 125 gallon hot water tanks in the boiler room - both appeared functional and in reasonable condition. One hot water tank was shut down and isolated at the time of the inspection.

INTERIOR OF HOTEL

The general condition of the interior of the hotel is poor. Typical issues include:

- damaged floor finishes
- broken or missing glazing to windows
- damaged windows
- damaged vanity units
- cracks in walls and ceilings
- damaged wall finishes
- missing radiators
- ungrounded 3 pin electrical outlets
- poor quality plumbing installations

I also noted sloping on the corridor floors and the staircases.

Throughout the hotel there is evidence of rodent infestation (mice) and cockroaches.

INTERIOR OF UNIT 105

The general condition of this former hairdressing salon was poor. Typical issues include:

- significant sloping in the floor toward the rear of the unit (1 inch in every 3 feet)
- separation of the floor from the walls at the rear of the unit
- poor quality internal framing and drywalling
- what appears to be mould growth above the suspended ceiling
- water staining on the ceiling
- minor electrical and plumbing items
- damaged to the lath and plaster ceiling above the suspended ceiling.
- blocked off window

INTERIOR OF HOTEL OF 107

The general condition of this unit is reasonable. Typical issues include:

- staining on the suspended ceiling tiles throughout
- water damaged to some joists above the suspended ceiling
- minor electrical items
- damaged to the lath and plaster ceiling above the suspended ceiling.

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THE REPORT

INSPECTION CONDITIONS

Client Information:

Inspection Commencement Date: July 17th 2008.

Client's Name: Mr.B.Uyer.

Address of Property Inspected: 31 Uttoxeter Road, Victoria.

Access Provided By: Via the buyer's agent.

Weather Conditions:

Inspection Day Weather: Clear.

Temperature At The Time Of The Inspection: Between 10 & 15 degrees celsius.

Soil Conditions: Damp.

Building Characteristics:

Approximate Year In Which The Building Was Built: 1901.

Building Type: Hotel with 35 rooms above 2 retail stores on the ground floor.

Payment Information:

Fee: \$6,325.00 + GST (\$6,641.25 total)

SITE

Site:

Orientation:

For the purposes of this report all directional references to left, right, front, or rear assume the reader is standing at the street facing the building being inspected.

Patio

Patio Floor Materials:

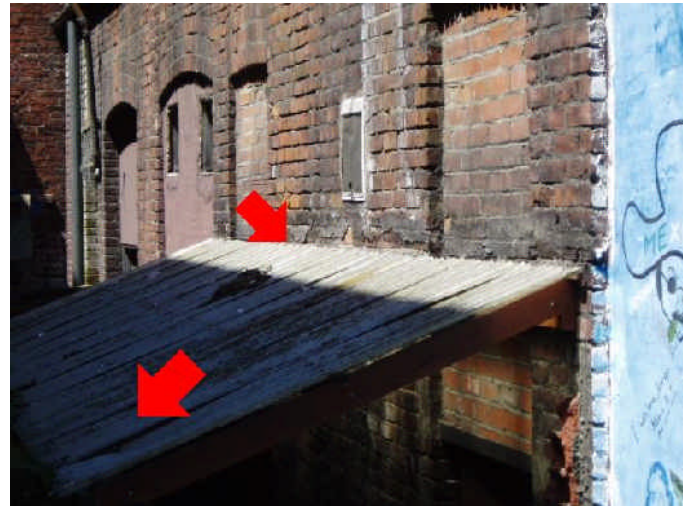
Concrete.

Patio Condition:

Satisfactory - The patio surface material is in satisfactory condition.

Patio Enclosure Condition:

Action Necessary - there was some minor damage to the corrugated plastic roof and there was no flashing between the roof and the wall.



Utility Services:

Electric Service:

Overhead.

Electric Service Condition:

Satisfactory - The overhead electrical service lines are secure at masthead. Service wires are unobstructed and in good condition.

Gas Service:

The building is connected to a mains gas supply.

Gas Odour Noted:

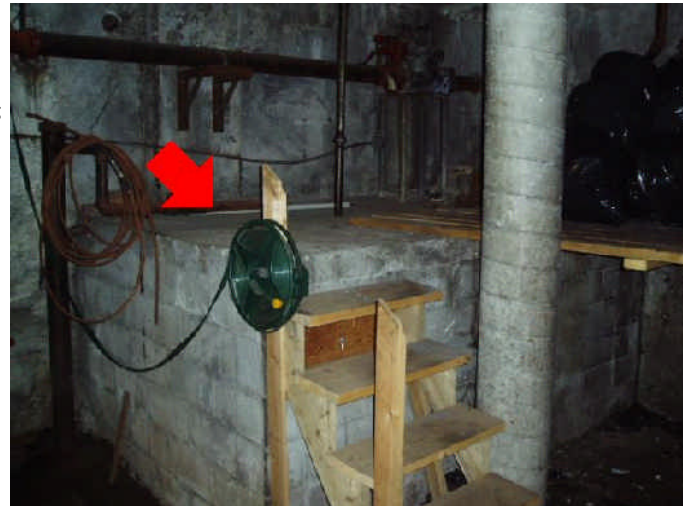
No.

Above Ground Oil Tank

Yes - inside the house.

Oil Tank:

Action Necessary - the oil tank is no longer in use. It is enclosed in concrete blocks and it's condition is unknown. It is also unclear if it is empty of oil.



EXTERIOR OF BUILDING

Exterior:

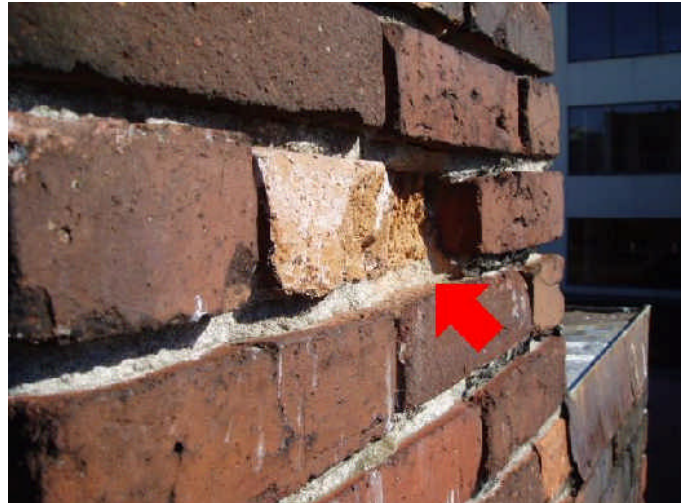
Brickwork Condition:

Action Necessary - the brickwork requires the mortar repointing.



Brickwork Condition:

Action Necessary - surfaces of the brickwork are spalling in many areas.



**Brickwork
Condition:**

Action Necessary -
sections of brickwork
are damaged.



Type Of Siding:

Vinyl and metal.

Siding Condition:

Action Necessary - the
metal siding (located in
the lightwell) is
buckled.



Siding Condition:

Action Necessary - the junction of the metal siding and the adjacent wall is poor.



Fascia & Barge Boards:

Action Necessary - The fascia boards are rotting.



Condition of Painted Surfaces:

Action Necessary - The majority of the exterior painted surfaces require repainting.

**Outside Entry
Doors:**

Action Necessary - The outside rear entry door frames to unit 707 are damaged.



Windows Type:

Fixed and vertical sliding sash windows.

Glazing:

Single.

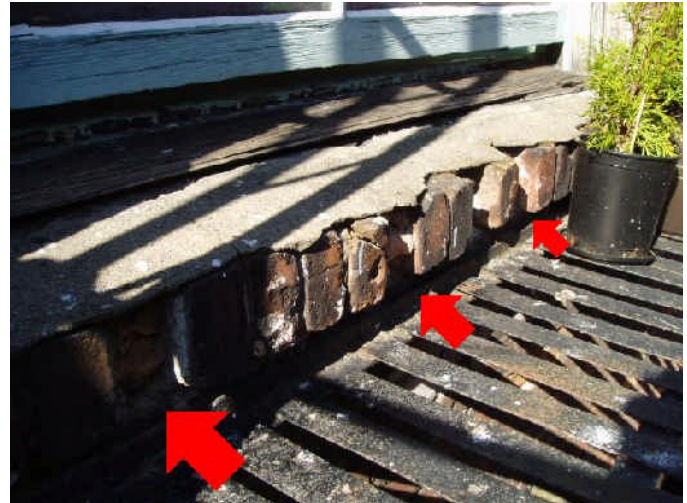
**External Window
Frame & Trim
Condition:**

Action Necessary - many of the windows are in poor condition with rotting and damaged frames.



**External Window
Frame & Trim
Condition:**

Action Necessary - the brick cills underneath some windows are in very poor condition.



Downspouts:

Action Necessary - metal ductwork (dryer vent) has been used as a downspout at the rear of unit 705

Action Necessary - Some downspouts are not discharging their run-off water correctly. Run-off water needs to flow away from the side of the building at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Alternatively downspouts could be connected into drains.



Comments:

Action Necessary - at the rear of units 705 and 707 voids above windows, around vent ductwork etc have been filled in with a combination of bare plywood, painted plywood and plywood with a stucco finish. All have been poorly undertaken.



Foundation

Type of Foundation:	Crawlspace.
Foundation Materials:	Poured in place concrete.
Visible Portions of Exterior Foundation:	None.

Landscaping:

Planters	Action Necessary - there is a large stone walled planter against the building. It is located at the rear against the left hand flank wall to unit 707. The planter is full of soil and is over grown. There is a risk of water penetration through the flank brick wall.
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Perimeter Foundation Drains

Sections of Perimeter Drain Tile Visible:	Yes - At least one end of the drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system nor does it confirm that there is a fully functioning daintile present - the inspector can only see what is visible above grade.
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**Type of Drainage
Tile:**

A clay section was
visible at the rear of
unit 705.



Comment

Action Necessary - due to the age of the building and the fact that the draitile appears to be an old concrete/clay version - I recommend an invasive draitile survey (using a company such as Roto Rooter) to establish presence and condition of the drainage tile.

ROOF

Roof:

Means of Roof Inspection:

By walking on the roof.

Type Roof:

Flat.

Roof Covering Materials:

Tar and gravel on the upper roof and torch-on asphalt on the lower roofs.

Condition of Roof Covering Material:

Action Necessary - sections of the asphalt have broken up.



Condition of Roof Covering Material:

Action Necessary - sections of the asphalt have bled through the gravel.



**Condition of Roof
Covering Material:**

Action Necessary -
there were soft spots
and ripples in the torch
on asphalt on both the
lower roofs.



Drainage:

Action Necessary -
there is only one
scupper to the lightwell
roof.



Flashing:

The majority of the
perimeter cover
flashings were in poor
condition. This
photograph shows a
section that has rusted
through.



**Roof Framing,
Exterior, notes:**

Attention Necessary - there was debris on the upper roof.

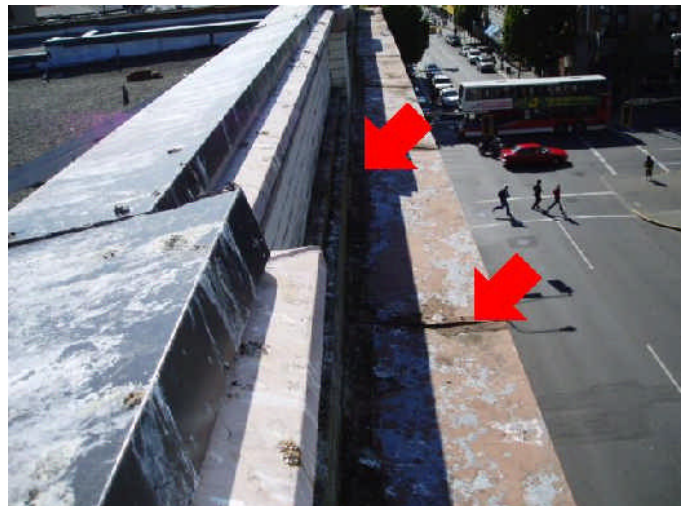


Gutters:

Attention Needed - The gutters need cleaning out. It is also prudent to re-caulk all the joints periodically.

**Detached Garage
Roof**

Action Necessary - the flashing above the front cornice is in poor condition at the joints eg where it adjoins the building facade and the overlapping joints.



Comment:

Action Necessary - the fire escape metal bracing is loose.



Chimney :

Location:	Front of the property.
Exterior Stack Material:	The exterior fireplace stack is made of masonry.
Exterior Stack Condition:	Satisfactory - The exterior stack is in satisfactory condition.
Flue Lined:	Yes - The flue appears to be lined with metal.
Chimney Cap or Crown:	Yes - There is a chimney cap.
Chimney Height and Clearance:	Yes - The chimney installation appears to meet clearance requirements.
Flashing:	Satisfactory - The installed flashing around the chimney stack appears to be functional.

Chimney 2 :

Location:	Middle of the property.
Exterior Stack Material:	The exterior fireplace stack is made of masonry.
Exterior Stack Condition:	Action Necessary - The exterior stack has a condition that calls for repair. The chimney shows evidence of brick spalling. Cause is due to moisture getting into the bricks then freezing which flakes off the surfaces of the bricks.
Flue Condition From Roof:	<p>The chimney was capped off and not in use.</p> <p>Action Necessary - the cap was not secured to the chimney stack and could blow off.</p>
Flue Lined:	No - The flue is not lined.
Chimney Height and Clearance:	Yes - The chimney installation appears to meet clearance requirements.
Flashing:	Action Necessary - The flashing installation is poor. Repair or replacement is needed to prevent water entry.



Chimney 3 :

Location: Rear.

Exterior Stack Material: The exterior fireplace stack is made of masonry.

Exterior Stack Condition: Satisfactory - The exterior stack is in satisfactory condition.

Flue Lined: No - The flue is not lined.

Chimney Height and Clearance: Yes - The chimney installation appears to meet clearance requirements.

Flashing: **Action Necessary** - The flashing installation is poor. Repair or replacement is needed to prevent water entry.



ELECTRICAL

Main Power Supply:

Description:

There is a 400amp overhead electrical supply to the building. The supply serves a distribution box which feeds the individual fuses and panels for the retail units and the hotel.

**Electrical Room Location:**

Behind the reception of the hotel on the 2nd floor.

Service Cable to Panel Type:

Copper.

Main Isolator:

The main shutoff is a fuse box.

Panel Cover Removed:

Yes - all the fuse/breaker panels were removed and checked.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Main Service Ground Verified:

No - The main service ground wire was not verified by the inspector. What this means is that the he was not able to see the grounding wire along it's entire length from the panel to the grounding source (copper pipe, rods etc). This is common if the wire is hidden behind walls etc.

Hotel Main Panel:

Location:

Behind the reception in the meter cupboard.

Service Size:

200amps.

Service Cable to Panel Type:

Copper.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Type:

The main shutoff is a fuse box serving a breaker distribution panel.

Panel Cover Removed:

Yes.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Circuit Wiring Type:

Sheathed Copper cabling was visible.

Sub Panels:

The adjacent subpanel and the subpanel on the 3rd floor were also inspected. The fronts were removed and both the wiring and the breakers were checked. All appeared satisfactory.

Comment:

Knob and tube wiring was also visible, in the attic space. However when tested it didn't show any current running through.



Comments:

Action Necessary - although during the inspection I didn't note any active 'knob and tube' wiring I did note several ungrounded 3 pin outlets. This could be an indication of some active, remaining knob and tube wiring in the building (this type of wiring only had a hot and neutral - no ground wire). Recommend having this checked out further by a licensed electrician.

**Unit 707 Panel:****Location:**

Reception.

Panel Type:

Breaker type power panel.

**Panel Cover
Removed:**

Yes.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

**Breaker/Fuse to
Wire Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Panel Cover
Removed:**

Yes.

**Condition of
Wiring in Panel:**

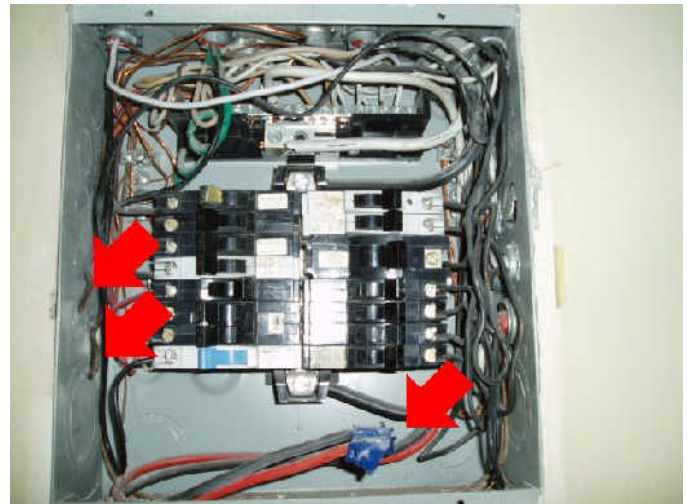
Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Circuit Wiring
Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables.

Unit 707 Panel 2

Location:	Store Room off reception.
Panel Type:	Breaker type power panel.
Panel Cover Removed:	Yes.
Panel Condition:	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
Breaker/Fuse to Wire Compatibility:	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
Legend Available:	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
Panel Cover Removed:	Yes.
Condition of Wiring in Panel:	Action Necessary - There were some poorly terminated wires.



Circuit Wiring Type:	Copper - The structure is wired using plastic insulated copper single conductor cables.
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Unit 705 Panel 1:

Labeled:	Unit 705 Panel 'P'
Panel Type:	Breaker type power panel.
Panel Cover Removed:	Yes.
Panel Condition:	Action Necessary - There are open slots in the panel breaker cover where a breaker is missing.

**Breaker/Fuse to
Wire Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Panel Cover
Removed:**

Yes.

**Condition of
Wiring in Panel:**

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Circuit Wiring
Type:**

Copper & aluminum

Action Necessary - Aluminium wiring is being using as "branch wiring" in this property. Aluminium wiring can cause overheating of receptacles due to a phenomenon called 'creep'. It is therefore advisable to have all receptacle connections and panel connections checked by a qualified electrician. Special connections are required eg pig tailing with copper before connecting to the receptacle alternatively special receptacles should be used that are suitable for aluminium wiring.

Unit 705 Panel 2:**Location:**

Unit 705. Panel 'L'

Panel Type:

Breaker type power panel.

**Panel Cover
Removed:**

Yes.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

**Breaker/Fuse to
Wire Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Panel Cover
Removed:**

Yes.

**Condition of
Wiring in Panel:**

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Circuit Wiring
Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables.

Unit 705 Panel 3:

Location:	Unit 705.
Panel Type:	Breaker type power panel.
Panel Cover Removed:	Yes.
Panel Condition:	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
Breaker/Fuse to Wire Compatibility:	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
Legend Available:	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
Panel Cover Removed:	Yes.
Condition of Wiring in Panel:	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
Circuit Wiring Type:	Copper - The structure is wired using plastic insulated copper single conductor cables.

ATTIC & VENTILATION

Attic & Ventilation:

Method of Inspection:

Viewed from the access hatch.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Ventilation:

Action Necessary - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation.

Vapour Barrier Installed:

There was no vapour barrier noted in the attic cavity.



Insulation Noted:

Action Necessary - there was no insulation noted.

Bathroom/Kitchen/Dryer Vents:

Attention Needed - Internal vent ductwork from bathrooms/kitchen range hoods etc should vent directly outside to ensure that additional moisture is not introduced into the attic space and insulation. Due to access restrictions in the attic it was not possible to see all the ductwork in the attic space and therefore the inspector was unable to confirm that all the vents discharge outside. Recommend getting this checked out further.

Evidence of Animals in Attic:

Yes - There was evidence rodent activity in the attic space. It was not possible to conclude if was a previous or present infestation. Nor was it possible to establish the extent of the infestation.

STRUCTURAL

GENERAL:

Comments:

Action Necessary - although there was no access into the crawlspace there were many clues suggesting concealed problems. They consisted of:

- a fallen joist (at the front of the the crawlspace)
- sloping floors at the rear of both retail units especially unit 705
- floors which appear to have been levelled in the retail units (using plywood on furring pieces)
- visible rot in an exposed joist at the rear of unit 705.
- sections of floor which have separated from the walls in unit 705

I strongly recommend that several access holes are cut in both the ground floor retail units to enable access into the crawlspace areas to check the concealed framing below.

INTERIOR VIEW of BASEMENT

**Interior of
Basement
Percentage
Finished Into
Living Space:**

None.

**Ceiling Joists
Conditions:**

The ceiling joists were not visible for inspection - they were obscured by panelling.

Comments:

Action Necessary - the ceiling was panelled. The panelling was loose in areas, the material is likely to be asbestos.



**Condition Noted in
Foundation Walls,
Interior View:**

Satisfactory - The exposed visible portions of the interior foundation perimeter walls appear to be satisfactory.

Columns:

Concrete.

Columns

Condition:

Satisfactory - The visible column(s) appear in satisfactory condition and adequately installed.

Main Beam(s):

Concrete.

Main Beam

Conditions:

Satisfactory - The visible sections of main beam(s) as installed appear to be in satisfactory condition.

**Underside of
Sidewalk:**

Action Necessary - I noted spalling concrete and rusting rebar around the side walk (former coal hatch). The hatch was also allowing water ingress into the basement area.



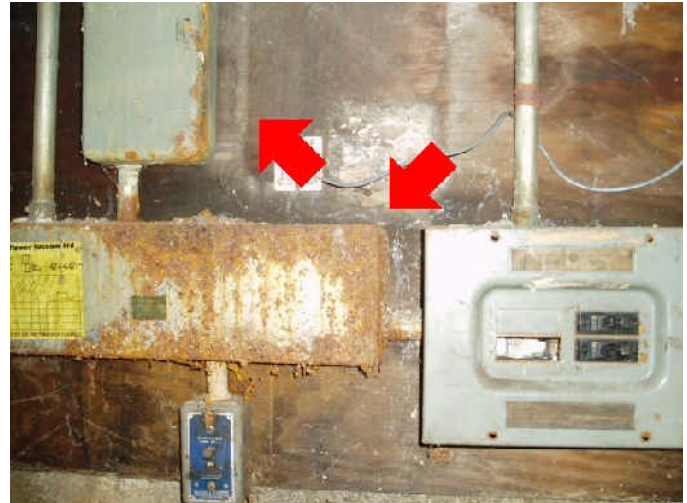
**Evidence of Water
Entry in the
Basement:**

Action Necessary - At the time of the inspection there was water present.



**Electrical Service
to Basement level:**

Action Necessary - that due to the high moisture levels a distribution box and fuse box were rusting.



**Evidence of
Animals in
Basement:**

Yes - Animal droppings were noted in the basement.

CRAWLSPACE

**Crawlspace
Inspected By:**

Due to height restrictions it was not possible to enter the crawlspace. I could only view the crawlspace from 2 access holes in the basement area.

**Ceiling Joists
Conditions:**

Action Necessary - I noted a rotten joist hanging down - located at the front section of the building.



**Condition Noted in
Foundation Walls,
Interior View:**

Not visible.

Columns:

not visible.

Evidence of Water Entry in the Crawlspace:

not visible.

Main Beam:

not visible.

Crawlspace Floor:

Dirt.

Vapour Barrier Installed:

No - There is no vapour barrier installed. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above. Approved materials include: polyethylene.



Insulation Noted:

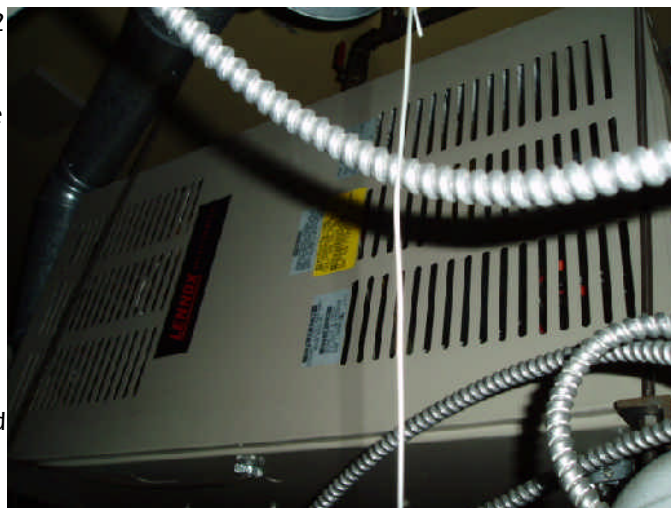
No, Recommend insulation either in the walls or the ceiling above. If the walls are insulated then all exposed pipes and ductwork will also need insulating and the space will require ventilation. It is more desirable to insulate the walls and create a warm environment which will help keep the floor above warm.

HEATING, VENTILATION & AIR CONDITIONING

Heating System:

Heating System Type:

Unit. 707 is heated by 2 warm air gas furnaces located above the rear suspended ceiling. The were not functional at the time of the inspection. Owner advised that the gas supply was likely to be off. The Lennox units appear to be about 15 years old. The have fresh air inlets at the rear of the building and the supply air is ducted within the suspended ceiling.



Fuel Source:

The fuel source is natural gas.

Flue Condition:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

Carbon Monoxide Tested:

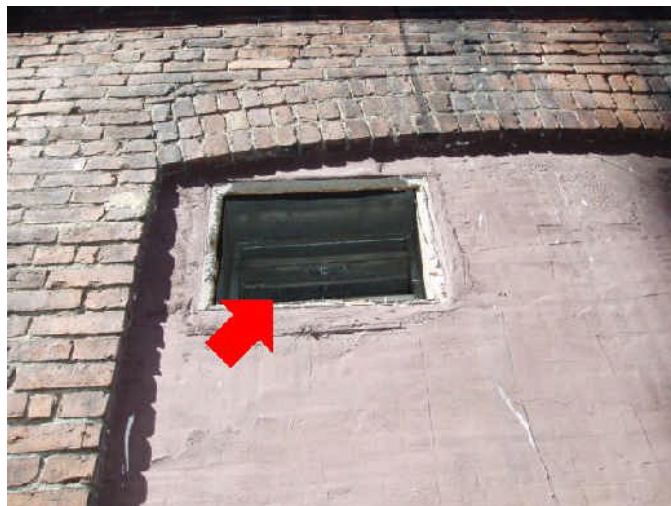
No - unable to test the gas furnaces were not functioning.

Heating System Tested:

The gas supply was disconnected - unable to test. Recommend having the units serviced.

Comments:

Action Necessary - the external air inlets had missing grilles.



Secondary Air Adequacy:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Filter Condition:

Attention Needed - The filters need changing.

Ducts Condition:

Action Necessary - There are disconnected sections of ductwork.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Comments:

Action Necessary - I noted a missing radiator on the 3rd floor corridor.



INTERIOR

Room 30:

Location:	2nd floor, front right side of building looking into the lightwell.
Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Attention Needed - The floor tiles in this room are damaged in places.



Windows:	Action Necessary - There is at least one window in this room that requires it's hardware adjusting to enable it to operate correctly.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Comments:	The washand basin and vanity unit were in functional condition.

Room 28:

Location:	2nd floor, front right side of the building looking towards the street.
Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.

Floor:

Attention Needed -
The floor in this room is damaged in places.



Windows:

Action Necessary - There is at least one window in this room that requires it's hardware adjusting to enable it to operate correctly.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment:

The washand basin and vanity unit were in functional condition.

Room 45:

Location:

2nd floor, rear left of the building looking over the rear yard area.

Entry Door:

Satisfactory - The entry door to this room is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Attention Needed -
The floor in this room is damaged in places.



Windows:

Action Necessary - There is at least one broken window pane and the hardware needs adjusting to enable it to operate correctly.

Electrical Outlets:

Action Necessary - At least one 3-pronged outlet in the room is not grounded. This is an unsafe condition.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment:

The washand basin and vanity unit were in functional condition.

Room 43:

Location:

2nd floor, rear of the building looking over the rear yard.

Entry Door:

Satisfactory - The entry door to this room is functional.

Walls:

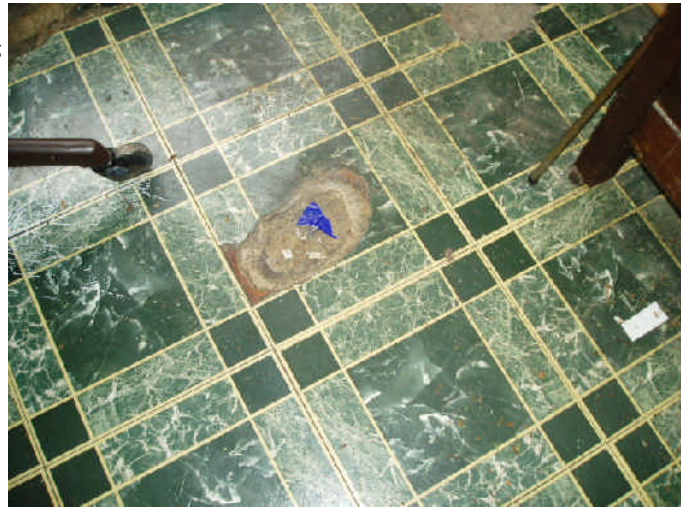
Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Attention Needed -
The floor in this room is damaged in places.



Windows:

Action Necessary - One or more of the sash cords is broken or missing. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals.

Electrical Outlets:

Action Necessary - At least one outlet in the room needs a new cover.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment:

Action Necessary - the vanity unit is damaged.



Room 37:

Location:	2nd floor, rear looking forward over the lightwell.
Entry Door:	Satisfactory - The entry door to the dining room is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Attention Needed - The floor in this room is damaged in places.
Windows:	Action Necessary - There is at least one broken window pane and the hardware needs adjusting to enable it to function satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Comment:	The washand basin and vanity unit were in functional condition.

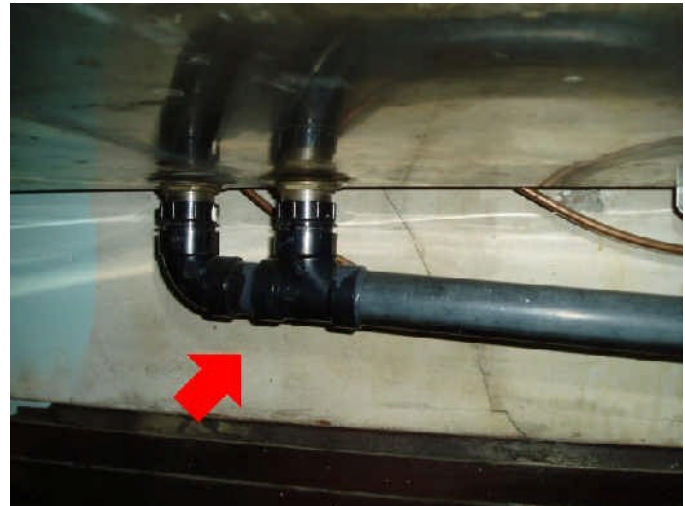
Workshop:

Location:	2nd floor, rear looking forward over the lightwell.
Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Action Necessary - movement cracks were noted.



Ceiling:	Action Necessary - there is some damage to the lath and plaster ceiling.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Action Necessary - There is at least one broken window pane and the hardware requires adjusting.
Electrical Outlets:	This room contains 2-prong ungrounded outlets. These outlets are not grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: Action Necessary - there was no trap on the sinks.



Laundry

Location: Top floor.

Entry Door: Satisfactory - The entry door to the laundry room is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Dryer Ventilation: Satisfactory - The dryer ventilation as installed appears adequate.

Room 44:

Location: 2nd floor rear looking over the back yard.

Entry Door: Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: **Action Necessary** - One or more of the sash cords is broken or missing. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals.

Electrical Outlets: **Action Necessary** - At least one 3-pronged outlet in the room is not grounded. This is an unsafe condition.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: The washand basin and vanity unit were in functional condition.

Room 36:

Location: 2nd floor store, left side adjacent to the lightwell.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: **Attention Needed** - There is some minor damage to the wall surface.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: None.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: Action Necessary - a sink/washand basin has been removed and the plumbing hasn't been properly capped off (also note that galvanized piping is still in use here).



Room 35:

Location: 2nd floor, left side, looking forward into the lightwell.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: **Attention Needed** - There is some minor damage to the wall surface.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: **Action Necessary** - There is at least one window in this room that requires it's hardware adjusting to enable it to operate correctly.

Electrical Outlets: **Action Necessary** - At least one 3-pronged outlet in the room is not grounded. This is an unsafe condition.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: The washand basin and vanity unit were in functional condition.

Store:

Location: End of corridor on 2nd floor.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Store 2:

Location: End of corridor on 3rd floor.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Room 67:

Location: 3rd floor, rear left looking over the rear yard.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls:

Attention Needed -
Some cracks were noted.



Ceiling:

Attention Needed - Some cracking was noted.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Action Necessary - There is at least one broken window pane and the hardware requires adjusting.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment:

The washand basin and vanity unit were in functional condition.

Room 62:

Location:

3rd floor, rear right looking over the rear yard.

Entry Door:

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

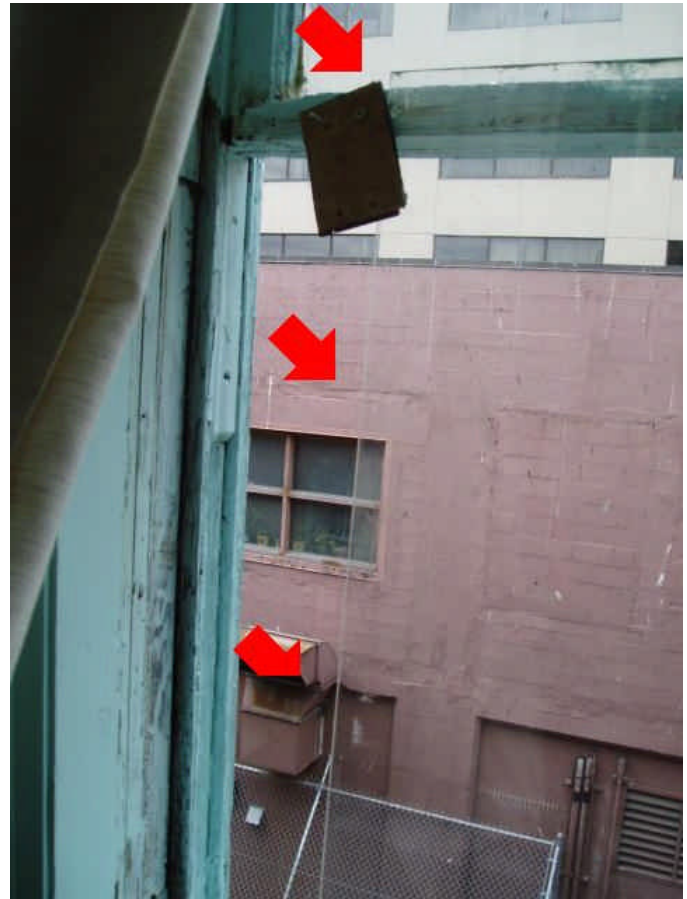
Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Action Necessary - the bottom sash of the window was missing and a section of clear plastic (too narrow), has been used to secure the hole.



Electrical Outlets:

Action Necessary - At least one 3-pronged outlet in the room is not grounded. This is an unsafe condition.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment:

Action Necessary - a radiator was disconnected.



Comment: The washand basin and vanity unit were in functional condition.

Room 60:

Location: 3rd floor, rear looking forward into the lightwell.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: **Attention Needed -**
The floor surface in this room is damaged in places.



Windows: **Action Necessary -** There is at least one window in this room that requires it's hardware adjusting to enable it to operate correctly.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: The washand basin and vanity unit were in functional condition.

Room 49:

Location: 3rd floor, front middle of the property, facing the street.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: Satisfactory - The window(s) in this room appear to be satisfactory.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: The washand basin and vanity unit were in functional condition.

Room 51:

Location: 3rd floor, front right, looking towards the street.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: **Action Necessary** - There is at least one window in this room that requires it's hardware adjusting to enable it to operate correctly.

Electrical Outlets: Action Necessary - the socket is hanging loose.



Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment: The washand basin and vanity unit were in functional condition.

Room 52

Location: 3rd floor, facing rearwards into the lightwell.

Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls:

Attention Needed -
There is some damage
to the wall surface.



Ceiling:

Action Necessary -
there is no finished
ceiling, merely
plywood.



Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Action Necessary -
There is at least one
broken window pane.



Electrical Outlets:

Action Necessary - At least one outlet in the room is loose.

**Light and Light
Switch.**

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Comment:

Action Necessary - the
washand basin and
sink were in a poor
state.



Ladies Bathroom:

Location:	2nd floor.
Entry Door:	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition:	Satisfactory - The toilet appears to be functional.
Tub:	Satisfactory - the bath tub is not damaged and functions as intended.
Tub Faucets:	Satisfactory - The tub faucets operate as intended.
Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub Drain:	Satisfactory - The tub appears to drain at an acceptable rate.
Glass Tub/Shower Door:	There is a shower rod installed.

Gents Bathroom:

Location:	2nd floor.
Entry Door:	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Attention Needed - The floor in this room is damaged in places.



Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Toilet Condition:	Satisfactory - The toilet appears to be functional.
Shower Pan:	Satisfactory - the shower pan is not damaged and functions as intended.
Shower Faucets:	Satisfactory - The shower faucets operate as intended.
Shower Walls:	Action Necessary - the grouting was in poor condition.
Shower Drain:	Satisfactory - The shower appears to drain at an acceptable rate.
Urinal:	Satisfactory - the urinal appears to be in satisfactory condition.

Managers Suite

Unit/Suite:

Location: 2nd floor at the rear of the reception area.

Living Room:

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: **Action Necessary** - There is at least one broken window pane and the hardware requires adjusting.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Kitchen:

Interior Entry Door: Satisfactory - The entry door to the kitchen is as expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Attention Needed - There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

Floor: Satisfactory - The floor in this room is in satisfactory condition.

Windows: **Action Necessary** - There is at least one broken window pane and the hardware requires adjusting.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch: Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Countertops: Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors: Satisfactory - The cabinets, doors, and drawers are functional.

Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines: Action Necessary - there is evidence of leakage in the trap or the waste line.

Range Hood: None.

Master Bedroom:

Comment: Occupied - not inspected.

UNIT 105

Open Plan Area (front section of the unit):

Front Entry Door:	Satisfactory - The main entry door to the structure is in functional condition.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - some of the suspended ceiling tiles are either missing or damaged.
Floor:	Action Necessary - Sections of the floor, mainly the rear portion, slope significantly (approx 1 inch in every 3 feet).
Windows:	Satisfactory - The window(s) in this room appear to be satisfactory.
Electrical Outlets:	Action Necessary - At least one outlet in the room needs a new cover.
Light and Light Switch.	Action Necessary - some light diffusers were missing.

Room (1st on right from front):

Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Attention Needed - there are sections of mirrored glass leaning down from the wall, these are held in place by drawing pins. Recommend removing from a safety perspective. Attention Needed - the internal walls to this room have been poorly framed and drywalled.



Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Attention Needed - Several light diffusers are either missing or damaged.

Room (2nd on right from front)

Entry Door:	Attention Needed - The entry doors to this room have been poorly installed.
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Walls:	Attention Needed - the internal walls to this room have been poorly framed and drywalled.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Heat Source Noted:	Action Necessary - a sink had been removed from this room and the plumbing hasn't been capped off.

Comment:

Action Necessary - where the sink had been removed exposed framing was visible. I noted that there was rot in the ends of the joists.



Laundry

Walls:

Action Necessary - the walls are poorly framed and sections are unfinished.



Ceiling:

Action Necessary - sections are damaged.

Floor:

Action Necessary - sections of the floor are rotten and sloping.



Windows:

Action Necessary - One or more of the sash cords is broken or missing. The windows have been painted shut and one has been adapted to accommodate the dryer vent.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Dryer Ventilation:

Action Necessary - The dryer vent ductwork is in poor condition.



Office (1st on left from front):

Entry Door:

Attention Needed - The entry door or hardware needs some adjustment or repair for it to function appropriately.

Walls:

Action Necessary - the walls are patched.



Ceiling:

Action Necessary - the ceiling has missing tiles.



Floor:

Action Necessary - the floor is sloping and has separated from the baseboard.



Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Ceiling Void :

Comment:

Action Necessary - I noted holes in the lath and plaster ceiling.



Comment:

Action Necessary - I noted exposed electrical junction boxes.

Comment:

Action Necessary - Staining was noted on the walls and ceiling above the rear section of this unit. The staining could be mould.



Comment: Another photograph showing the staining.



Comment: Action Necessary - I noted insulation in the what appears to be a former lightwell which was wet and appeared to have mould growth.



Comment: Action Necessary - I noted sections of what appeared to be redundant pieces of ductwork.



Washroom (2nd on right from the rear):

Entry Door:	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - water staining was noted.



Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.

Washroom (rear right hand corner):

Entry Door:	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Ventilation Fans:	None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to installation of either.
Windows:	Action Necessary - The window has been boarded over and it is also poorly trimmed off on the inside.

**Light and Light
Switch.**

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

**Basin and Drain
Fixture:**

Satisfactory - The basin and drainage fixture appears to be satisfactory.

**Faucet and Supply
Lines:**

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

UNIT 107

Front Reception and Hallway:

Front Entry Door:	Satisfactory - The main entry door to the structure is in functional condition.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary -sections of the suspended ceiling are sagging and some tiles are water stained.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (front middle):

Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary -sections of the suspended ceiling are sagging.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The window(s) in this room appear to be satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (front left):

Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary -sections of the suspended ceiling are sagging and some tiles are water stained.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The window(s) in this room appear to be satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Kitchen:

Interior Entry Door:	Satisfactory - The entry door to the kitchen is as expected, and it is functional.
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Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - sections of the suspended ceiling are sagging.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Light and Light Switch.	Attention Needed - the light diffuser is missing.
Countertops:	Satisfactory - The countertops in the kitchen are satisfactory.
Cabinets, Drawers, and Doors:	Satisfactory - The cabinets, doors, and drawers are functional.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.

Comms Room (left side 2nd from front):

Entry Door:	Satisfactory - The entry door to this room is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (left side 3rd from front):

Entry Door:	Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - sections of the suspended ceiling are sagging and some tiles are water stained.



Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Action Necessary - a light diffuser is broken.

Office (left side 4th from front):

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - sections of the suspended ceiling are sagging and some tiles are water stained.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (left rear corner):

Outside Entry Door:	The outside entry door is satisfactory.
Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - sections of the suspended ceiling are sagging and some tiles are water damaged.



Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (right side 1st from front):

Entry Door:

Action Necessary - the hardware is missing off the sliding door leading to the reception area.



Walls:

Attention Needed -
There is some minor damage to the wall surface.



Ceiling:

Action Necessary -sections of the suspended ceiling are sagging and some tiles are water stained.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (right side 2nd from front):

Entry Door:

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Action Necessary -sections of the suspended ceiling are sagging and some tiles are water stained.

Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (right side 3rd from front):

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary -sections of the suspended ceiling are sagging and some tiles are water damaged.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Store: (right side 4th from front):

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary -sections of the suspended ceiling are sagging.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Office (rear right corner):

Outside Entry Door:	The outside entry door is satisfactory.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Action Necessary - sections of the suspended ceiling are sagging and some tiles are water stained.



Floor:

Action Necessary - I noted a significant sag/dip in the floor adjacent to the rear door.



Electrical Outlets:

Action Necessary - At least one outlet tested in this room is not working.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Void Above the Suspended Ceiling:

Comment:

Action Necessary - I noted holes in the lath and plaster ceiling above the suspended ceiling.



Comment:

Action Necessary - I noted galvanized steel piping above some of the water stained ceilings. This is the likely cause of the water staining.
Satisfactory - The entry door to this bedroom is as I expected, and it is functional.



Comment:

Action Necessary - I noted exposed wires not in junction boxes.



Comment:

Action Necessary - I noted junction boxes with their covers missing.



Comment:

Attention Needed -
The wall infill around the rear fresh air intake grilles is poor. eg no framing members, no insulation etc.



Comment:

Action Necessary -
sections of the floor joists above are rotten, I also noted a section of framing hanging down (supported by the piping below the ceiling!)



Mens Washroom:

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Electrical Outlets:

Satisfactory - The outlet in the bathroom is correctly GFCI protected.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Vanity Cabinet:

Satisfactory - The vanity in this bathroom is satisfactory.

Basin and Drain**Fixture:**

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet appears to be functional.

Cubicles:

Satisfactory - the cubical walls, doors and hardware were in functional condition.

Urinals:

Satisfactory - the urinal and flushing system were in functional condition.

Ladies Washroom:**Entry Door:**

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Action Necessary - sections of the suspended ceiling are sagging.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Ventilation Fans:

Action Necessary - There is an exhaust fan installed, but it would not activate using normal controls.

Electrical Outlets:

Action Necessary - The GFCI electrical outlet was miswired (open neutral).

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Vanity Cabinet:

Attention Needed - The vanity counter top surface is delaminating.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilets appears to be functional.

Cubicles:

Action Necessary - the hardware is damaged on one cubical door.