



Property Condition Assessment

Prepared for: Client's Commercial Report

Property Address:
1234 X Line
AnyCity, ON



Technominds Inspection Services Inc.

www.technoinspectionservices.ca

Authorized Inspector: Jaswinder Sidhu, Commercial Building Inspector

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Inspection Date: 01/01/2023	Time: 11:00 AM	Report ID: 15-12X23C
Property Address: 1234 X Line AnyCity, ON	Client: Client's Commercial Report	Real Estate Professional: Mr. Paul Goodman Anycity Realestate Inc.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General Report Information

Purpose of the Report: Property Condition Assessment	Type of Inspection: Pre-Purchase Inspection	Standards Guide: ASTM Standard E2018 for Commercial Buildings
Person Attending Inspection: Client Representative, Seller Representative	Type of building: Industrial /Commercial Building	Style of Building: Single Storey with No Basement
Building Faces: West	Approximate age of building: original Building 1957, Additions on 1970's and 1980's, as reported.	Approximate Square Footage: Approximately 679 m2 (7,313 ft2).
Occupancy: Building Partly Vacant	Weather Conditions: Clear, 6 Deg C	

Inspector's Brief Info:

Jaswinder (Jaz) Sidhu is Civil Engineer, C.Tech, Commercial Building Inspector, National Certificate Holder, Registered Home Inspector, Septic Inspector, and Pool Inspector. He is Indoor Environmental Professional, Mold Inspector, and overall, Well Experienced with more than 15 years. He was on the Board of Directors of Ontario Association of Home Inspectors 'OAHI' for two years.

Professional Registrations:

He is a proud member of;
Ontario Association of Home Inspectors,
Ontario Building Officials Association,
Canadian Association of Home and Property Inspectors,
International Association of Certified home Inspectors,
Ontario Association of Certified Engineering Technicians and Technologists.

1. Property Description



		IN	NI	NP	RR
1.0	Property Description	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

1.0 Property Description:

The subject property consisted of a singlestorey industrial/commercial building with a partial second storey and no basement. The partial second storey was located at the front, on the west portion of the subject building. The subject building reportedly had an estimated area of approximately 8632, as reported. The central portion of the subject building was constructed in approximately 1957. The rear (East) and front (West) portions of the subject building were constructed in approximately the early 1970s and mid 1980s, respectively.

Asphalt pavements for surface parking was made at front. Drive lanes and loading area was at the rear of the building. Availability of municipal water and municipal sewage. This inspection does not cover septic tank and sewage disposal system, if any.

The subject property was partly vacant at the time of inspection, and seems to be occupied prior by some sales, warehousing and distributor company. The warehouse was located at the central and east portions of the subject building with a sales area, located in the west (front) portion of the building, and an office area located on the partial second storey. The PCA is generally based on ASTM E2018 Standard Guide for Property Condition Assessments.

Exteriors:

Generally, the exterior walls of the building were made with concrete blocks. Exterior door and windows are made of aluminum (metal). The overall condition of the exterior building components is good.No major damages were noted. Regular maintenance and localized repairs needs to be considered. Level of Maintenance: Deferred maintenance has been noted. Limitations: No documents were available regarding Maintenance Records,etc for review.

Roofing:

The entire roof covering is nearing the end of its life cycle. Roof drainage was blocked, causing standing water on the roof. Sign of roof leaks at some places inside the building. A considerable amount of deferred maintenance was noted.

Recommendations: Roof covering may need repair or replacing immediately, recommended to be further evaluated by certified roofer at the earliest possible.

Estimated Cost: Detailed quotation reqd.

Driveways/Parking Lot :

Access to the building is provided at the North, off the Third Line.

Asphaltic pavement forms the parking area at the West and East side of the building. The drive aisles at the south sides of the building. The parking lot and driveway at front and back were in poor condition with shrinkage cracks and potholes. The asphalt pavement is aging and renewal is expected shortly.

Level of Maintenance: Un -satisfactory. Deferred maintenance has been noted.

Interior Components:

This is a single-storey industrial building covering an estimated 8,632 square feet, as reported. The subject property consisted of a single storey industrial/commercial building with a partial second storey located on the west portion, front of the building and no basement (slab on grade). The visible evidence suggests that the original building was constructed in 1950's and an addition was made on East & West side of the building. The original building (central portion of the subject building) was constructed in approximately 1957, as reported. The East and West portions of the subject building were constructed in approximately 1970 and 1972, respectively.

The building was partly vacant the time of inspection.

In general the typical finishes installed in the Office area. The finished generally include vinyl and ceramic flooring with finished drywalls with suspended acoustical ceiling tile roof. The finishes appear to be in generally good condition.

The warehouse, mechanical and janitorial areas of a building were not finished. This section addresses the conditions noted in the finished areas of the building. Since the condition of interior components is subjective to some degree, comments here are general except where functional concerns are noted. Cosmetic repairs are discretionary.

The overall condition of the interior components is considered to be in good. No major deficiencies were noted.

Level of Maintenance : Satisfactory

Structure:

The structural framing of the building appears to generally consist of metal roof decks supported by open-web steel joists that span between steel beams that frame into steel columns and between load-bearing Concrete block walls. A poured-in place concrete slab on grade forms the ground floor of the building.

The overall structural condition is serviceable. Maintenance has been adequate, for the most part. No major deficiencies were noted.

Limitations: The areas of all structural and supporting system members not visible due to finished wall coverings and storage of materials/etc. The examination of the structural components was visual only; a design review was not undertaken.

Electrical: The main panel for the entire building was located in electrical room at main floor. Distribution panels were installed as per the requirement and distribution in workshop and retail. The building is equipped with a 200 amp, 600 volts, 3 phase electrical service. This capacity was determined by the size of the main fuses. The distribution panels employ circuit breakers.

All wiring examined is copper. Wiring types noted include metallic and non-metallic sheathed. The main service is divided into the building at main floor and office area.

The overall condition of the electrical system is considered to be satisfactory.

Level of Maintenance: Satisfactory.

Plumbing: One common washroom was functional at main floor to serve the retail and reception area and two washrooms were functional at upstairs in office area. One washroom in workshop area was in devastating condition, and was not in use. The functional washrooms consist of water closets, washbasins and similar facilities. Most of the drainage piping serving the plumbing fixtures is concealed within wall cavities. The sanitary pipes collect and discharge effluent to the city sanitary sewer system. The municipal incoming water supply enters the building into the electrical/sprinkler room and connected to a meter

and shut – off valves. There was backflow prevention provided to prevent contaminants from entering the potable water system.

Potable water is piped through a copper piping network to the plumbing fixtures located throughout the building. The washroom's plumbing fixtures were observed randomly. The water closets and lavatory faucets appear to be maintained in good operating condition.

Level of Maintenance: Satisfactory

Heating & Cooling: The office areas are heated and air conditioned by roof-mounted, gas-fired, heating (electric cooling) units. The heat output of these units is 115,000BTUs per hour. The refrigerant used in the air-conditioning systems older than six years was identified as R-22. The new units less than six years has R-410A as per modern day standards.

There is a gas-fired radiant heaters suspended from the ceiling in the retail and workshop area. The retail and workshop sections of the building are heated by gas-fired, ceiling-mounted unit heaters and radiant tube heaters. There is a single gas meter for the building, located at the front North exterior wall.

It should be understood that a unit includes major components such as compressors and heat exchangers whose lifespan may be shorter than the unit's useful service life. Replacement of these components can be undertaken as needed, on a maintenance basis. Regular servicing helps manage these operating expenses. The natural gas supplier to the building was Enbridge.

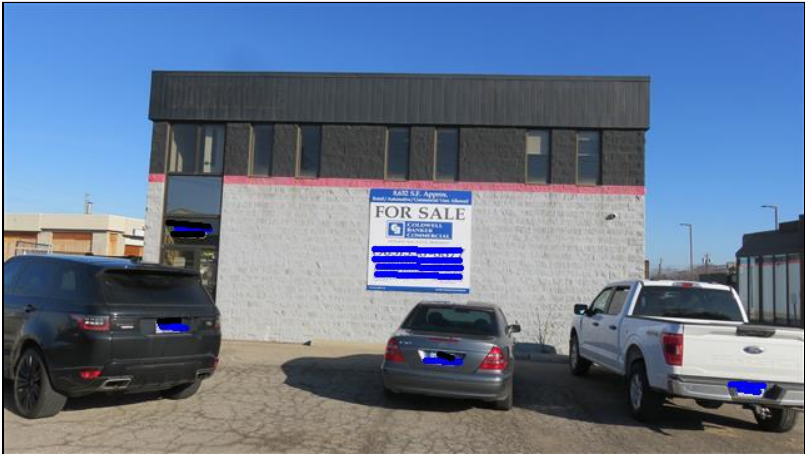
The overall system condition is serviceable. Maintenance has been adequate, for the most part.

2. Exterior Components



The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Front View



South West View



South East View



Rear View

Styles & Materials		
Siding Material:	Exterior Entry Doors:	Bay Doors:
Concrete Blocks	Metal Doors	One
Loading Dock:	Windows:	Window Types:
None	Aluminum widows	Fixed Windows
Exterior Lighting Location:	Appurtenance: Docks/Porch:	
None	None	

		IN	NI	NP	RR
2.0	Exteriors: In General	•			
2.1	Wall Cladding Flashing and Trim				•
2.2	Porches/Docks			•	
2.3	Bay Doors	•			
2.4	Loading Dock			•	
2.5	Entrance Doors	•			
2.6	Windows (Exterior)				•
2.7	Grading/Site Drainage				•

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INNI NP RR

Comments:

2.0 Exterior General Condition: Generally, the exterior walls of the building were made with concrete blocks. Exterior door and windows are made of aluminum (metal). The overall condition of the exterior building components is good.No major damages were noted.

Regular maintenance and localized repairs needs to be considered.

Level of Maintenance: Deferred maintenance has been noted

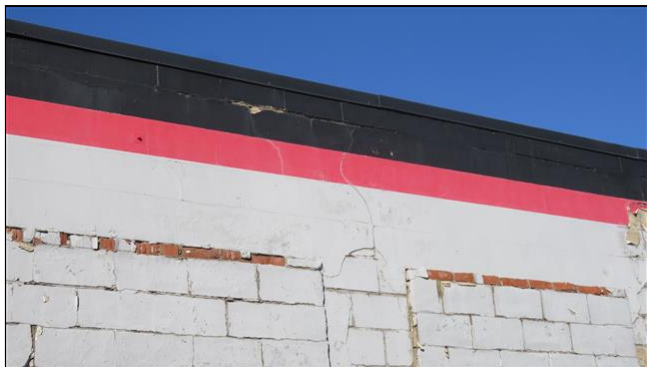
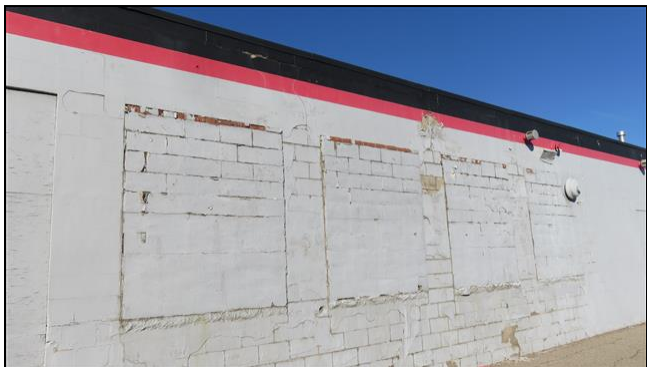
Limitations: No documents were available regarding Maintenance Records,etc for review.



2.1 Water damages and Spalling of concrete blocks on North side, due to defective roof water drainage. Further deterioration can occur if not corrected, recommended to be fixed/replaced as required.

Time Frame: 0-1 Year

Cost: Upto \$3-5K



2.1 Condition: Missing mortar in concrete block siding on South sides of the building, above grade.

Task: To be fixed to prevent water penetration and further damages.

Time Frame: Within next 1 Year

Cost: Upto \$3K



2.6 Condition: Exterior window glass pane broken for upstairs office area.

Task: To be installed/replaced, to prevent heat loss.

Time Frame: Within next 3 Months

Cost: Minor, \$500-1000.



2.7 Condition: Grading conditions were poor with negative slope on North side, can cause or contribute to water intrusion or deterioration to building.

Task: Grading needs to be corrected to drain water away from the building.

Time Frame: 0-6 months.

Cost: \$3K-5K

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The building Inspector does not look for and is not responsible for fuel oil,septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, Client (buyer) or owner/seller may be responsible for their removal and the sage disposal of any contaminated soil. If you suspect there is a buried tank,then we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.





Styles & Materials

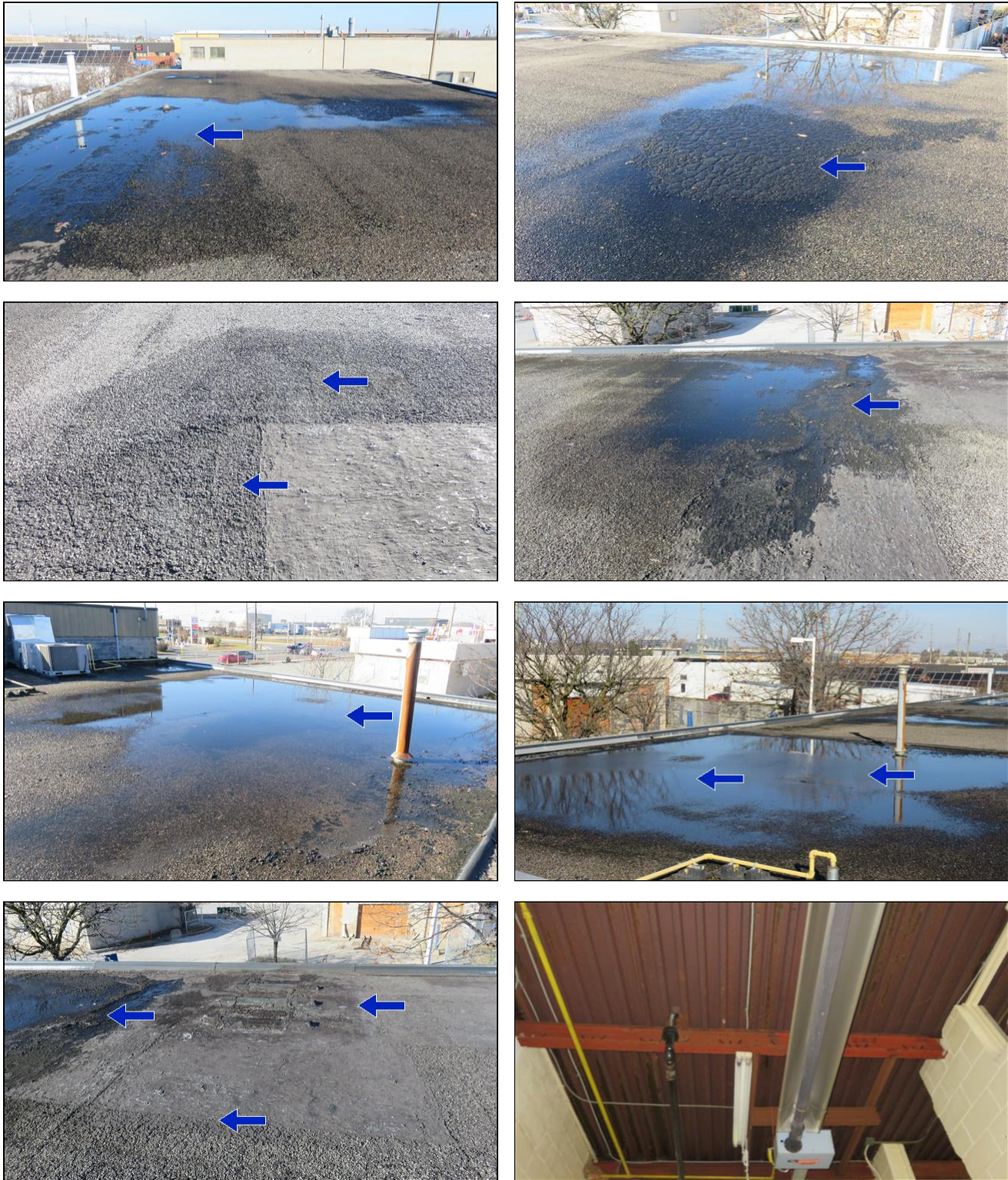
Roof-Type: Flat Roof	Roof Covering: Built-up Asphalt Built-up without Gravel	Approximate age of Roof Covering: Over 20 years
Method of Roof Inspection: Walked roof And with Drone	Sky Light(s): None	Chimney (exterior): Metal Flue Pipe
Roof Drainage: Interior collection system, via roof drains	Soffit and Fascia: Aluminum	

		IN	NI	NP	RR
3.0	Roofing				•
3.1	Flashings	•			
3.2	Chimneys and Roof Penetrations	•			
3.3	Skylights			•	
3.4	Eaves, Soffits and Fascias	•			
3.5	Roof Drainage Systems				•

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INNI NP RR

Comments:



Rust due to Leakage



Rust Due to Leakage

3.0 Roof General Condition: Roof drainage was blocked, causing standing water on the roof. Sign of roof leaks at some places inside the building. A considerable amount of deferred maintenance was noted.

Recommendations: Roof covering may need repair or replacing immediately, recommended to be further evaluated by certified roofer at the earliest possible.

Estimated Cost: \$ 10K - 15K, If needs repair
Detailed quotation reqd, if needs replacement.

3.0 The roof covering is nearing the end of its life cycle, may need replacement in next 5 years.

Estimated Cost: \$ 50K - 70K,
Detailed quotation reqd.



3.5 Condition: The below ground drain lines for roof downspouts were old and overloading due to the buried drainage system. Due to its age I am unable to determine if drains will function properly.

Task: Roof drainage recommended to be drained above the grade.

Time Frame: 0-1 Years

Estimated Cost: Minor, below \$ 3000



3.5 Downspout missing on North side, causing water damages to the exterior wall.

Roof downspout needs to be installed and continued with concrete splash drive for proper drainage and prevention of water flow towards foundation wall.

Time Frame: 0-1 Years

Estimated Cost: Minor, below \$ 3000

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Some intermittent problems may not be obvious on inspection because they only happen under certain circumstances, as an example we may not discover leaks that occur only during certain weather conditions.Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Driveways / Parking Lot



Front Parking Lot



Driving Aisle



Rear Parking Area

Styles & Materials

Driveway/Parking Lot:

Asphalt Paved

Garrage Type:

None

		IN	NI	NP	RR
4.0	Driveways/Parking Lots: In General	•			
4.1	Driveways/Parking Lot Condition				•

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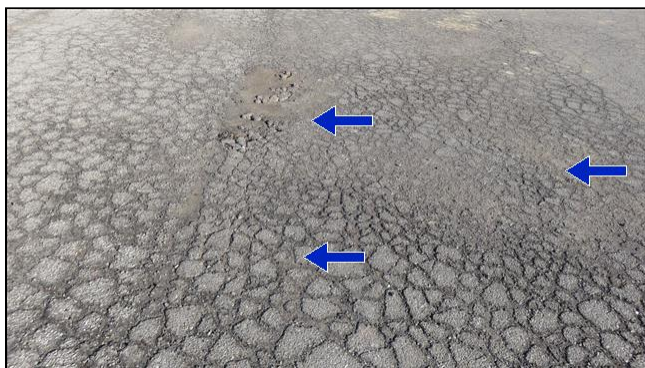
Comments:

4.0 Driveways/Parking Lot : Access to the building is provided at the North, off the Third Line. Asphaltic pavement forms the parking area at the West and East side of the building. The drive aisles at the south sides of the building.

Parking Lot General Condition: The parking lot and driveway at front and back were in poor condition with shrinkage cracks and potholes. The asphalt pavement is aging and renewal is expected shortly.

Level of Maintenance: Un-satisfactory. Deferred maintenance has been noted.





4.1 Parking Lot Condition: The parking lot and driveway at front and back were in poor condition with shrinkage cracks and potholes. The asphalt pavement is aging and renewal is expected shortly.

Level of Maintenance: Deferred maintenance has been noted.

Implications: Deteriorated asphalt may become unusable for vehicles and unsafe for pedestrians.

Time Frame: Within next 2 years.

Estimated Cost: \$50K-70K, Detailed quotations reqd.

The parking lot of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The building Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried under the driveway or parking lot. If fuel oil or other storage tanks remain buried, client (buyer) or owner/seller may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, then we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interior Components

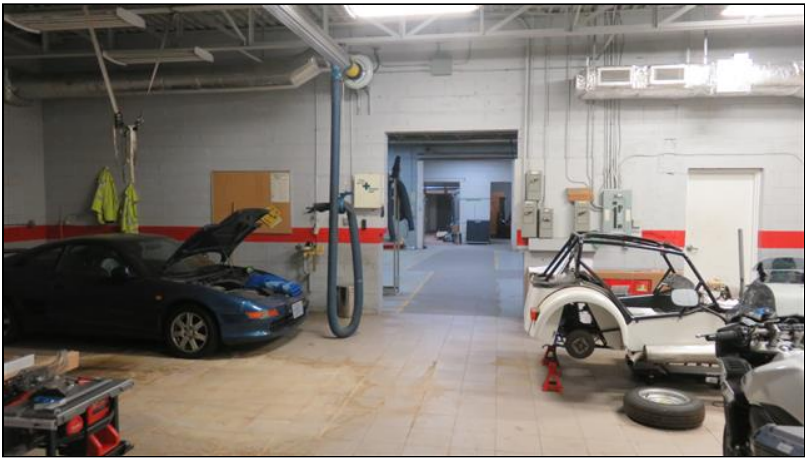
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, kitchen/restaurant appliances, recreational facilities. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings. The inspector does not look for lead or other toxic metals in such things as pipes, paint or window covering or other toxic materials in or around the building.



Retail Area



Retail Area



Workshop Area

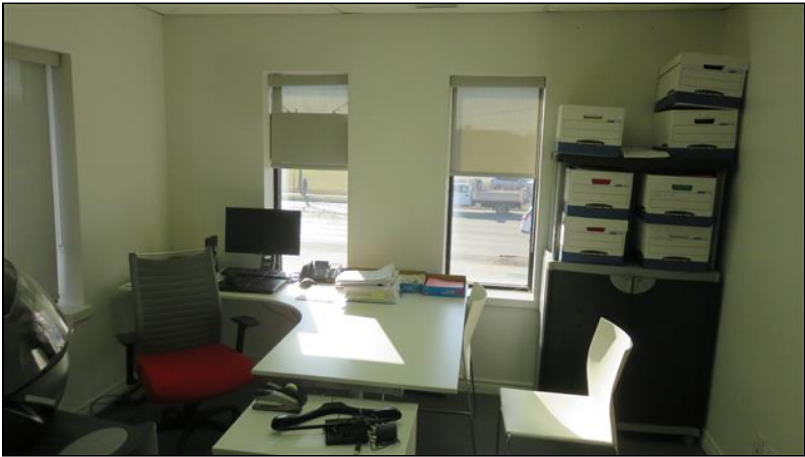
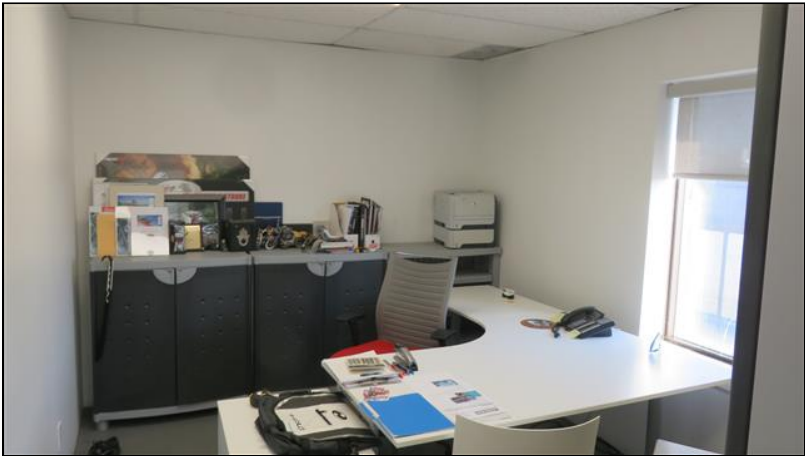




Spare Parts Area



Offices at Upstairs



Offices at Upstairs

Styles & Materials

Floor Covering(s): Ceramic Tile Flooring	Ceiling: Dropped Ceiling in Office Area Exposed Ceiling in Retail and Workshop Area	Wall Covering: Drywall Finish
Interior Doors: Hollow core	Window Types: Fixed Windows	

		IN	NI	NP	RR
5.0	Interiors: In General	•			
5.1	Walls	•			
5.2	Ceilings	•			
5.3	Floors	•			
5.4	Doors (representative number)	•			
5.5	Stairs and Applicable Railing	•			
5.6	Balconies/Mezzanine and Railings	•			
5.7	Counters and Cabinets (representative number)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

5.0 In General: This is a single-storey industrial building covering an estimated 8,632 square feet, as reported. The subject property consisted of a single storey industrial/commercial building with a partial second storey located on the west portion, front of the building and no basement (slab on grade). The visible evidence suggests that the original building was constructed in 1950's and an addition was made on East & West side of the building. The original building (central portion of the subject building) was constructed in approximately 1957, as reported. The East and West portions of the subject building were constructed in approximately 1970 and 1972, respectively.

The building was partly vacant the time of inspection.

In general the typical finishes installed in the Office area. The finished generally include vinyl and ceramic flooring with finished drywalls with suspended acoustical ceiling tile roof. The finishes appear to be in generally good condition.

The warehouse, mechanical and janitorial areas of a building were not finished. This section addresses the conditions noted in the finished areas of the building. Since the condition of interior components is subjective to some degree, comments here are general except where functional concerns are noted. Cosmetic repairs are discretionary.

Interior General Overall condition: The overall condition of the interior components is considered to be in good. No major deficiencies were noted.

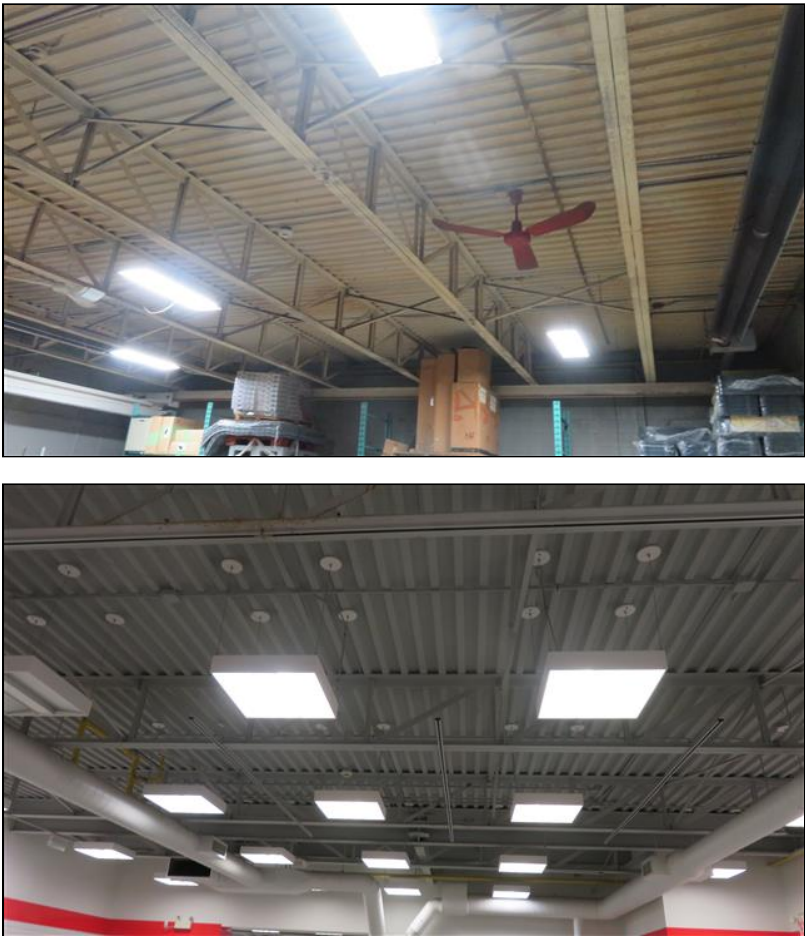
Level of Maintenance: Satisfactory

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. We also could not report on systems and components that are hidden. This includes wiring, structure, plumbing and insulation that are hidden or inaccessible. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Structural Components

The Building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof (where visible). The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.





Styles & Materials

Foundation: Slab on Grade No Basement	Crawlspace if any: No crawlspace	Floor Structure: Concrete Floor
Wall Structure (Above Foundation): Concrete Blocks	Roof Structure: Steel deck supported by exterior walls, steel beams and columns	Columns/Beams or Piers: Steel Column and Beams
Attic Area: No Attic Space		

		IN	NI	NP	RR
6.0	Structure: In General	•			
6.1	Foundations	•			
6.2	Reatining Walls			•	
6.3	Crawlspaces			•	
6.4	Walls (Structural)	•			
6.5	Columns/Beams or Piers	•			
6.6	Floors (Structural)	•			
6.7	Roof Structure	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

		IN	NI	NP	RR
6.8	Mezzanine	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

6.0 In General: The structural framing of the building appears to generally consist of metal roof decks supported by open-web steel joists that span between steel beams that frame into steel columns and between load-bearing Concrete block walls. A poured-in-place concrete slab on grade forms the ground floor of the building.

The overall structural condition is serviceable. Maintenance has been adequate, for the most part. No major deficiencies were noted. The structural framing of the building is concealed in office/classroom areas and was not visible to review.

Limitations: The areas of all structural and supporting system members not visible due to finished wall coverings and storage of materials/etc. The examination of the structural components was visual only; a design review was not undertaken.

6.1 In General: The structural framing of the building appears to generally consist of metal roof decks supported by open-web steel joists that span between steel beams that frame into steel columns and between load-bearing Concrete block walls. The intermediate floor appears to consist of a concrete topped metal deck. A poured-in-place concrete slab on grade forms the ground floor of the building. The structural framing of the building is concealed in office/classroom areas and was not visible to review.

Foundation General Overall condition: Foundation was slab on grade (no basement). The visible condition of the structural components is considered to be satisfactory, no visible evidence of movement.

No major defects were noted.

Level of Maintenance: Satisfactory.

6.5 Limitations: The areas of all structural members and supporting system not visible due to finished wall coverings and hidden under dropped ceiling.

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Due to unpredictable and latent nature of basement leaks, no assurance or warranty can be provided that your basement will not leak in the future. Some intermittent problems may not be obvious on a Building Inspection because they only happen under certain circumstances. As an example your Building Inspector may not discover leaks that occur only during certain weather conditions. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past. We also could not report on structure/system and component that are hidden. The inspection process can't predict the ability of the roof structure to support heavy snow loads. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the property and on the exterior walls; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





Styles & Materials

Electrical Service Conductors: Below ground	Location of Main and Distribution Panel: Electrical Room at Main Floor Distribution panels in Workshop Area	Electric Supply ON: Yes
Main Panel Capacity: 200 AMP	Supply Voltage: 600 V	Panel Type: Circuit breakers
Predominant Wiring: Copper	Service Distribution: Divided to Several Service Areas	Electrical Distribution Transformers: In Main Electrical Room Three Phase 25 KVA
Number of Tranformers: One	Kitchen Stove Power Source: No Kitchen	Dryer Power Source: No Dryer Installed

		IN	NI	NP	RR
7.0	Electrical: In General	•			
7.1	Service Entrance Conductors	•			
7.2	Service and Grounding Equipment	•			
7.3	Main and Distribution Panels	•			
7.4	Branch Circuit Conductors and Compatability of their Amperage and Voltage	•			
7.5	Electrical Distribution Transformers		•		
7.6	Electrical Fixtures	•			
7.7	Electrical Wiring	•			
7.8	GFCI (Ground Fault Circuit Interrupters)	•			
7.9	Smoke Alarms/Fire Protection System		•		
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

7.0 In General: The main panel for the entire building was located in electrical room at main floor. Distribution panels were installed as per the requirement and distribution in workshop and retail. The building is equipped with a 200 amp, 600 volts, 3 phase electrical service. This capacity was determined by the size of the main fuses.The distribution panels employ circuit

breakers.

All wiring examined is copper. Wiring types noted include metallic and non-metallic sheathed.

The main service is divided into the building at main floor and office area.

The overall condition of the electrical system is considered to be satisfactory.

Level of Maintenance: Satisfactory.

7.2 The electrical system appear to be properly grounded at the domestic water service of the building.



7.5 25 KVA - three phase transformer was located in the electrical room.

These are for use by process equipment and are beyond the scope of this assessment.

The building seems not to be equipped with any standby generator.



7.9 **General:** Exit signs/emergency lighting system was in working condition at exits. The attached pictures indicate that the current report for fire & safety was done in April, but the year mentioned was not clear.

Recommendations: Current Annual Fire Safety and compliance report recommended to be collected from the owner/seller.

Limitations: Smoke/Fire protection system not under the scope of this inspection.Please contact Qualified professional to inspect.

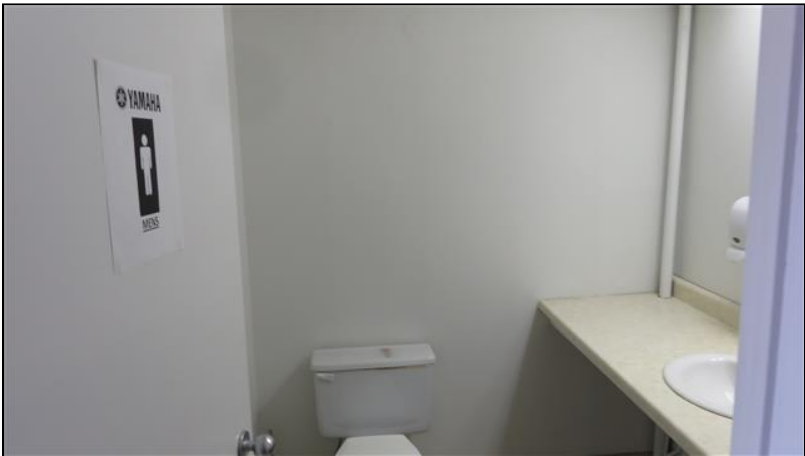
The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Ratio/percentage of different wiring types,if provided, are minimums. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, except where the flow end of the faucet is connected to an appliance.

The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.





Styles & Materials

Water Source: Municipal, City Water	Sewage Disposal: Assumed to be Municipal	Water Supply ON: Yes
Plumbing Water Distribution Examined: Copper	Plumbing Waste Material Examined: ABS	Domestic Water Heater/Boiler Location: Main Floor Near Electrical Panel
Domestic Water Heater/Boiler Power Source: Gas	Number of Water Heaters: One	Number of Washrooms: Four

Washroom Locations:	Sump Pumps and Locations:	Fuel Storage and Distribution System:
Men's and Women's in Office Area	None Installed	No Inside Fuel Storage
Common Washroom at Main Floor		

		IN	NI	NP	RR
8.0	Plumbing: In General	•			
8.1	Plumbing Water Supply and Distribution System	•			
8.2	Plumbing Drainage and Waste Systems	•			
8.3	Main Water Supply Shut-off (Describe Location)	•			
8.4	Back Flow Preventer	•			
8.5	Hot Water System and Controls	•			
8.6	Sump Pump			•	
8.7	Fixtures: Toilets				•
8.8	Fixtures: Washbasin/Sink				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 In General: One common washroom was functional at main floor to serve the retail and reception area and two washrooms were functional at upstairs in office area. One washroom in workshop area was in devastating condition, and was not in use.

The functional washrooms consist of water closets, washbasins and similar facilities. Most of the drainage piping serving the plumbing fixtures is concealed within wall cavities. The sanitary pipes collect and discharge effluent to the city sanitary sewer system. The municipal incoming water supply enters the building into the electrical/sprinkler room and connected to a meter and shut – off valves. There was backflow prevention provided to prevent contaminants from entering the potable water system.

Potable water is piped through a copper piping network to the plumbing fixtures located throughout the building. The washroom’s plumbing fixtures were observed randomly. The water closets and lavatory faucets appear to be maintained in good operating condition.

Level of Maintenance: Satisfactory

8.1 Plumbing Condition: The overall plumbing system condition is serviceable. Several of the plumbing fixtures were in fair overall condition. Maintenance has been less than ideal.

No major deficiencies were noted.

Level of Maintenance: Satisfactory.



Naylor
AUTOMATIC

MODEL: PREVENTOR
SERIAL: 334436
DATE: 06/03/06

Cross Connection and Backflow
Prevention Tag

NAME OF OWNER: J. L. J. J. J.
ADDRESS: 1000 N. 10th St, Phoenix, AZ 85004

LOCATION OF DEVICE:
NORTH SIDE OF 10th St, PHOENIX, AZ

TYPE OF DEVICE: ORCA

MANUFACTURE: WATTS

SERIAL NO: 027 m3, ST. 06

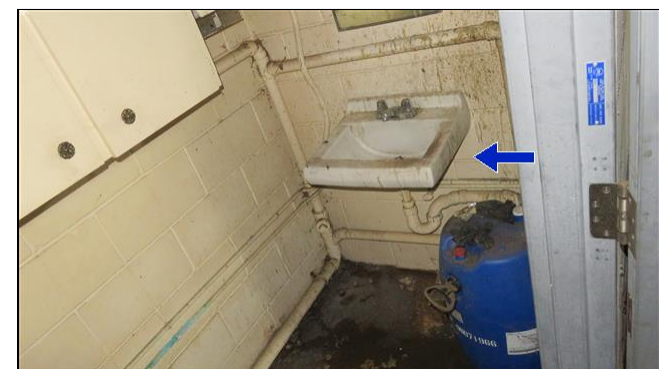
SERIAL NO: 334436

DATE: 06/03/06



A photograph of a bathroom stall. The toilet is white and has a black seat. The floor is covered in a thick layer of brown leaves and debris. A blue arrow points to the base of the toilet where it meets the floor. The walls are made of light-colored tiles.

Time Frame: Within a year
Estimated Cost: \$ Upto 3K



Time Frame: Within a year
Estimated Cost: \$ Upto 3K

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Due to the unpredictable and latent nature of plumbing, shower and bathtub enclosure leaks, no assurances or warranty can be provided that leaks will not develop at any time after the inspection date. We are unable to detect/predict slow leaks in drain and waste lines. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to the building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room/unit of the building. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls.

The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms of the building.



Roof Top Units



Gas Heaters



Radiant Heating



Radiant Heaters

Styles & Materials

Heating Equipment: Roof Top Unit (also provides cool air) Radiant Heating	Number of Units: Two Roof Top Units	Energy Source: Gas
Main Fuel Shut-off: At Gas Meter Outside	Gas Supply ON: Yes	Distribution System: Forced Air through Ductwork
Ductwork (where visible): Insulated	Operable Fireplaces: None	Cooling Equipment Type: No A/C units

		IN	NI	NP	RR
9.0	Heating & Cooling: In General	•			
9.1	Rooftop Units	•			
9.2	Normal Operating Controls	•			
9.3	Distribution Systems	•			
9.4	Radiant Heating				•
9.5	Forced Air Furnace			•	
9.6	Boilers (Hydronic Heating)			•	
9.7	Heat Pumps			•	
9.8	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
9.9	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
9.10	Gas/Electric Fireplaces			•	
9.11	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
9.12	Electrical Baseboard Heaters			•	
9.13	Cooling and Air Conditioning Units			•	
9.14	Venting Systems	•			
9.15	Anticipated Minor Repair Cost				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

		IN	NI	NP	RR
9.16	Anticipated Major Repair Cost				•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

9.0 Heating & Cooling General Condition: The office areas are heated and air conditioned by roof-mounted, gas-fired, heating (electric cooling) units. The heat output of these units is 115,000BTUs per hour. The refrigerant used in the air-conditioning systems older than six years was identified as R-22. The new units less than six years has R-410A as per modern day standards.

There is a gas-fired radiant heaters suspended from the ceiling in the retail and workshop area. The retail and workshop sections of the building are heated by gas-fired, ceiling-mounted unit heaters and radiant tube heaters. There is a single gas meter for the building, located at the front North exterior wall.

It should be understood that a unit includes major components such as compressors and heat exchangers whose lifespan may be shorter than the unit’s useful service life. Replacement of these components can be undertaken as needed, on a maintenance basis. Regular servicing helps manage these operating expenses. The natural gas supplier to the building was Enbridge.

The overall system condition is serviceable. Maintenance has been adequate, for the most part.



9.1 Rooftop Units - General: Two dedicated rooftop unit serving the office and retail area.

Type: Gas-fired heating (& electric cooling)

Rooftop Unit #1 - Age and type: Carrier, About 12 years old (2011 model), heat output of approximately115,000 BTU/hr.

Rooftop Unit #2 - Age and type: Carrier, Rating plate not legible.

Typical Rooftop Unit life expectancy: 20 years.

Level of Maintenance: Satisfactory.



9.4 Two Radiant gas heaters not in working condition, thermostats not working when tested, in workshop area.
Recommended to be fixed or replaced as required.

Estimated Cost: \$3K-5K

Time Frame: 0-1 Year

9.4 No heat supply in rear left room. Heat supply unit recommended to be installed.

Estimated Cost: \$3K-5K

Time Frame: 0-1 Year

9.14 Ceiling mounted exhaust fans provide washroom ventilation exhaust. The exhaust fans are connected to concealed ductwork assuming that relieving washroom odors directly to the exterior.

9.15 In our opinion, the probable cost of the above anticipated minor repair/replacement work is approximately \$15K-20K.

9.16 In our opinion, the probable cost of the above anticipated major repair/replacement work, in next 5 years, is about \$170,000.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Determining the condition of flue interiors and the ability of the fireplace to draw properly is beyond the scope of a visual inspection. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. The heat exchanger is concealed within the furnace and cannot be reviewed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary (Minor Expenses)



Prepared for: Client's Commercial Report
Property Address: 1234 X Line
AnyCity, ON

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the building**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This is a General Summary for **Minor Expenses below \$3000**. **Any costs below that will be marked as Minor. Cost estimates, if provided, are "ballpark" estimates only** and are not intended to be relied upon by any person for accuracy. The CLIENT should obtain written bids from qualified licensed contractors in order to determine the possible cost of repairs. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior Components



Wall Cladding Flashing and Trim

- 1 **Condition:** Missing mortar in concrete block siding on South sides of the building, above grade.
Task: To be fixed to prevent water penetration and further damages.
Time Frame: Within next 1 Year
Cost: Upto \$3K

Windows (Exterior)

- 2 **Condition:** Exterior window glass pane broken for upstairs office area.
Task: To be installed/replaced, to prevent heat loss.
Time Frame: Within next 3 Months
Cost: Minor, \$500-1000.

3. Roofing

Roof Drainage Systems

- 3 **Condition:** The below ground drain lines for roof downspouts were old and overloading due to the buried drainage system. Due to its age I am unable to determine if drains will function properly.
Task: Roof drainage recommended to be drained above the grade.
Time Frame: 0-1 Years
Estimated Cost: Minor, below \$ 3000
- 4 Downspout missing on North side, causing water damages to the exterior wall.
Roof downspout needs to be installed and continued with concrete splash drive for proper drainage and prevention of water flow towards foundation wall.
Time Frame: 0-1 Years
Estimated Cost: Minor, below \$ 3000

7. Electrical System

Smoke Alarms/Fire Protection System

- 5 **General:** Exit signs/emergency lighting system was in working condition at exits. The attached pictures indicate that the current report for fire & safety was done in April, but the year mentioned was not clear.
Recommendations: Current Annual Fire Safety and compliance report recommended to be collected from the owner/seller.
Limitations: Smoke/Fire protection system not under the scope of this inspection. Please contact Qualified professional to inspect.

8. Plumbing System

Fixtures: Toilets

- 6 Common washroom in workshop area was in devastating condition, and was not in use. Toilet fixture was badly blocked and non-functional, recommended to be further evaluated by certified plumber and replaced.
Time Frame: Within a year
Estimated Cost: \$ Upto 3K

Fixtures: Washbasin/Sink

- 7 Washbasin in Common washroom in workshop area was in poor condition, and was not in use. Recommended to be fixed/replaced by certified plumber, to make it functional.
Time Frame: Within a year
Estimated Cost: \$ Upto 3K

9. Heating / Central Air Conditioning

Anticipated Minor Repair Cost

- 8 **In our opinion, the probable cost of the above anticipated minor repair/replacement work is approximately \$15K-20K.**

The inspectors are not required to report on the following: The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Major Expenses (0-5 Years)



Prepared for: Client's Commercial Report
Property Address: 1234 X Line
AnyCity, ON

This report is the exclusive property of the inspection company and the client or clients listed in the report title and may not be used for any other purpose or by any other party without the written consent of the company.

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the building**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. Costs are provided for recommendations that are beyond normal maintenance and are expected to exceed \$3000. **Any costs above that is marked as Major**. Cost estimates, if provided, are "ballpark" estimates only and are not intended to be relied upon by any person for accuracy. The CLIENT should obtain written bids from qualified licensed contractors in order to determine the possible cost of repairs. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior Components



Wall Cladding Flashing and Trim

- 1 Water damages and Spalling of concrete blocks on North side, due to defective roof water drainage. Further deterioration can occur if not corrected, recommended to be fixed/replaced as required.
Time Frame: 0-1 Year
Cost: Upto \$3-5K

Grading/Site Drainage

- 2 **Condition:** Grading conditions were poor with negative slope on North side, can cause or contribute to water intrusion or deterioration to building.
Task: Grading needs to be corrected to drain water away from the building.
Time Frame: 0-6 months.
Cost: \$3K-5K

3. Roofing

Roofing

- 3 **Roof General Condition:** Roof drainage was blocked, causing standing water on the roof. Sign of roof leaks at some places inside the building. A considerable amount of deferred maintenance was noted.
Recommendations: Roof covering may need repair or replacing immediately, recommended to be further evaluated by certified roofer at the earliest possible.
Estimated Cost: \$ 10K - 15K, If needs repair
Detailed quotation reqd, if needs replacement.
- 4 The roof covering is nearing the end of its life cycle, may need replacement in next 5 years.
Estimated Cost: \$ 50K - 70K,
Detailed quotation reqd.

4. Driveways / Parking Lot

Driveways/Parking Lot Condition

- 5 **Parking Lot Condition:** The parking lot and driveway at front and back were in poor condition with shrinkage cracks and potholes. The asphalt pavement is aging and renewal is expected shortly.
Level of Maintenance: Deferred maintenance has been noted.
Implications: Deteriorated asphalt may become unusable for vehicles and unsafe for pedestrians.
Time Frame: Within next 2 years.
Estimated Cost: \$50K-70K, Detailed quotations reqd.

9. Heating / Central Air Conditioning

Radiant Heating

- 6 Two Radiant gas heaters not in working condition, thermostats not working when tested, in workshop area. Recommended to be fixed or replaced as required.
Estimated Cost: \$3K-5K
Time Frame: 0-1 Year
- 7 No heat supply in rear left room. Heat supply unit recommended to be installed.
Estimated Cost: \$3K-5K
Time Frame: 0-1 Year

Anticipated Major Repair Cost

- 8 **In our opinion, the probable cost of the above anticipated major repair/replacement work, in next 5 years, is about \$170,000.**

The inspectors are not required to report on the following: The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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5 Years Summary of Recommended Repairs

Recommendation	Time Frame (Years)	Probable Cost (\$ CAD)	Year 1	Year 2	Year 3	Year 4	Year 5
			2024	2025	2026	2027	2028
Exterior Components							
Water damages and Spalling of concrete blocks on North side, due to defective roof water drainage.	1	3K-5K	4,000				
Missing mortar in concrete block siding on South sides of the building, above grade.	1	3K	3,000				
Exterior window glass pane broken for upstairs office area.	1	500-1000	750				
Grading conditions were poor with negative slope on North side, can cause or contribute to water intrusion or deterioration to building.	1	3K-5K	4,000				
Roofing							
Roof drainage was blocked, causing standing water on the roof. Sign of roof leaks at some places inside the building.	1-2	10K-15K, if needs repair	12,500				
The roof covering is nearing the end of its life cycle, may need replacement in next 5 years.	1	\$50-\$70K					\$70,000
Interior Components							
No recommendations for major repairs at this time							
Driveway/Parking Lot							
The parking lot and driveway at front and back were in poor condition with shrinkage cracks and potholes. The asphalt pavement is aging and renewal is expected shortly.	2	50K-70K		\$70,000			
Structural Components							

No recommendations for major repairs at this time							
Electrical System							
No recommendations for major repairs at this time							
Mechanical							
Heating/Central Air Conditioning							
Two Radiant gas heaters not in working condition, thermostats not working when tested, in workshop area. Recommended to be fixed or replaced as required.		3K-5K	5,000				
No heat supply in rear left room. Heat supply unit recommended to be installed.		3K-5K	5,000				
Plumbing System							
Common washroom in workshop area was in devastating condition, and was not in use. Toilet fixture was badly blocked and non-functional.	1	3,000	3,000				
Washbasin in Common washroom in workshop area was in poor condition, and was not in use. Recommended to be fixed/ replaced by certified plumber, to make it functional.	1	3,000	3,000				
		Total Estimated Cost \$	40250	70000	0	0	70000