



Commercial & Industrial
Building Inspections

Commercial Building Inspection Report
& Property Condition Assessment Survey
Report #: 6861-2025

Prepared For

Town of Qualicum Beach

Prepared By

Dave Brice

Building Technician - Inspector - Consultant

Applied Science
Technologists & Technicians
of British Columbia



Subject Building & Property



Visual Building Inspection Location

Eaglecrest Golf Course

**444 Country Club Drive
Qaulicum Beach, BC.**

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Report #: 6861-2025

August 20th, 2025

Town of Qualicum Beach

#201 660 Primrose Street
 Qualicum Beach, BC.

Attention: Mr Luke Sales
 Director of Planning & Community Development

At your request, a visual inspection of the above referenced property was conducted on August 6th, 2025. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

A. Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018-24 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCR may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guides scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline Property Condition Assessment "PCA", the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observers walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis (minimal things) conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observers site visit of the subject property, that consists of non-intrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property.



Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observers visual observations while walking through the subject property.

The purpose of the PCR is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

B. Deviations from the Guide

There are none.

C. Recommendations

It is recommended that the user of this report review all summaries and the entire report. The complete report may include additional information of concern. This property and subsequent buildings has been inspected by Dave Brice of Pacific West Home Inspections Inc.

This report was prepared for the exclusive use of the Town of Qaulicum Beach and may not be used or otherwise relied upon by any third person without my written consent Dave Brice. I accept no liability to any third person whatsoever. The intellectual material amassed from the Inspections is the property of "Dave Brice" the inspector.

Unauthorized users are advised that this inspection report is not a standalone documentation of the material amassed or communicated to the client. This report presentation, without the Engagement Contract, the Standards of Inspection and the walk though discussion of the finding, should not solely be relied upon.

D. Inspection Authorization & Scope

As per the request of Mr Luke Sales and in accordance with our Proposal dated July 17th, 2025, a visual inspection was performed to identify the existing conditions of the following buildings components:

- * Structure
- * Electrical Systems
- * Heating System
- * Air Conditioning System
- * Plumbing System
- * Roofing System
- * Ventilation System
- * Exterior Components
- * Insulation
- * Interior Components

A Phase 1 Environmental Site Assessment was not undertaken as part of this preliminary audit.

The assessment will meet or exceed the ASTM Standard E2018-24 for Property Condition Assessments, unless indicated otherwise. The report will be a professional opinion, based on the accessible, visible components and systems of the building. We evaluate the current physical condition; we do not perform a design analysis. We visually review the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

The assessment does not include the operation of equipment.

The report will identify deficiencies based on a sampling inspection technique.

The report may point out areas requiring improvement. It will not provide specifications or methods for performing the work. In some cases, a more detailed study is needed to decide what action, if any, is appropriate.

All field work and report writing is performed by inspectors who specialize in the area of building inspections.

This report is considered to be preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed condition survey and develop a plan of action.

Access was gained to all areas of the buildings that are known at the time of the inspection.

Only the items specifically addressed in this report were examined. No comment is offered on building code and building bylaw compliance.

Outlined separately within the report are the present conditions of the building during the day of the inspection survey which exhibit issues to the building. Be that structural or mechanical and being in nature to be serviceable, cosmetic, deteriorated, damaged, and/or needing repairs/replacement. Those items and/or issues presented may need to be either addressed presently, (some cases immediately, depending on the nature) as that item detailed within the report is affecting the structure of the building in a way of further damage and/or deterioration of structural building materials and/or mechanical components or systems of the building.

Issues that may need to be addressed in the future, (usually within 1 to 6 months) are also items that may affect the structure of the building in a way of possible damage and/or deterioration of structural building materials and/or mechanical components or systems of the building.

E. Costs for Additional Study

For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

F. Opinions of Probable Costs Contingent on Further Discovery

The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency.

G. Additional Consultants

No additional consultants assisted in the creation of this report.

H. Report Limitations

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the commercial building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, building materials, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report and many areas within the buildings and at the exterior where present.

Systems and conditions which are not within the scope of the commercial inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

The inspector has no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

I. Terminology And Definition Report Terms

- I.1. **TECHNICALLY EXHAUSTIVE INSPECTION:** An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculation and other means to develop scientific or engineering findings, conclusions and recommendations. The inspection you have ordered is not a technically exhaustive inspection.
- I.2. **SATISFACTORY:** An item, system or area that based on our visual observation of the accessible areas look like it was properly installed, performing its intended function and is in a condition capable of being used without needed immediate repairs. No major defects noted at the time of the inspection.
- I.3. **SERVICEABLE:** An item, system or area that based on our visual observation of the accessible areas look like it was properly installed and is in a condition capable of being used without needed immediate repairs but has some visible defects or is aging. It may require minor to moderate repairs.
- I.4. **DAMAGED:** An item, system or area that is typically beyond repair and must be replaced.
- I.5. **DETERIORATED:** An item, system or area that has reached the end of its useful life, or sometimes prematurely due to improper installation and/or maintenance. It may be possible to repair the item at this stage to maximize its service life.
- I.6. **REPAIR OR REPLACE:** An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.
- I.7. **COSMETIC:** An item, system or area that has minor surface wear caused by general aging or abuse.
- I.8. **FAIR:** Barely performing its intended function. Has visible defects or is aging and will required moderate to major repairs in the short term.
- I.9. **POOR:** Not adequately performing its intended function. At or beyond its useful life. Component requires major repairs or replacement.

J. Site Limitations

<u>Areas Of Limitations</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Unknown</u>
The site was observed from the ground level.	X			
Unable to inspect concealed aspects of the drainage system, scoping the drainage system is recommended.	X			
Carpeting / snow over steps / decks / porches.			X	
Restricted access under steps / decks / porches.			X	
Grading not visible due to snow.			X	
Absence of historical clues due to new finishing / paint / trim.	X			
Vines, shrubs, trees, etc, against building restrict inspection.		X		
Exterior inspection from ground level.	X			
Storage against / inaccessible walls.	X			
Roof covering and related components due to snow.		X		

Buildings & Property Report Summary

1.0. Climate Conditions

- 1.1. **Weather:** Partly cloudy with periods of rain.
- 1.2. **Temperature:** 20 degree's Celsius average.
- 1.3. **Soil Conditions:** Damp and wet.

2.0. Buildings & Property Characteristics

- 2.1. **Property Type:** 18 hole golf course with public service amenities.
- 2.2. **For The Purpose Of This Report The Property Faces:** South.
- 2.3. **Road Access:** Access is West from the Island Highway (19A) then turning East onto Country Club Drive for 300 meters where the subject property is located south along the road.

2.4. **Construction & Purpose Use Of Buildings:** Construction use of the property buildings appear to be the following known.

2.4.1. **Main Club House - East:** Designed and constructed in 1971 consisting of approximately 6,000 sq. ft.
This central / east section of the building consists of the following amenities.

- 2.4.1.1. Restaurant.
- 2.4.1.2. Lounge and bar.
- 2.4.1.3. Banquet hall.
- 2.4.1.4. Kitchen.
- 2.4.1.5. Support / storage rooms.

Main Club House - East



2.4.2. Main Club House - West: Designed and constructed sometime in the 1990's consisting of approximately 2,000 sq. ft. This west section of the building consists of the following amenities.

- 2.4.2.1. Pro shop.
- 2.4.2.2. Staff offices.
- 2.4.2.3. Women's restroom.
- 2.4.2.4. Women's locker room.
- 2.4.2.5. Men's restroom.
- 2.4.2.6. Men's locker room.
- 2.4.2.7. Support / storage rooms.

Main Club House - West



2.4.3. Greens Keeper - Maintenance Shop: Designed and constructed sometime in the 1970's consisting of approximately 2,700 sq. ft. This building is located at the northeast area of the property. The building consists of the following services.

- 2.4.3.1. Equipment storage.
- 2.4.3.2. Chemical storage room.
- 2.4.3.3. Fuel and oil storage room.
- 2.4.3.4. Mechanical repair shop.
- 2.4.3.5. Staff locker / break room.
- 2.4.3.6. Greens keeper office.
- 2.4.3.7. Washroom.

Greens Keeper - Maintenance Shop



2.4.4. Storage Building: Estimate to have been designed and constructed sometime in the 1970's consisting of approximately 1,800 sq. ft. This building is located at the northwest area of the property. The building consists of the following services.

2.4.4.1. Storage for lawn mowing equipment.

2.4.4.2. Storage for electric golf carts.

Storage Building



2.4.5. Bunker Storage Building: Estimate to have been designed and constructed sometime in the 1940's consisting of approximately 1,200 sq. ft. This building is located at the northwest area of the property. The building consists of the following services.

2.4.5.1. Storage for electric golf carts.

Bunker Storage Building



2.4.6. Golf Course Concession Building: Estimated to have been designed and constructed in the 2000s, this structure is under 100 sq. ft. in size and is located between the original ninth and tenth holes. It was formerly used to serve food and beverages to golfers but is now abandoned.

Golf Course Concession Building



2.4.7. Golf Course Restroom Building: Estimated to have been designed and constructed in the 2000s, this building is under 100 sq. ft. in size and is located between the original ninth and tenth holes. It was formerly used to provide restroom facilities for both male and female golfers.

Golf Course Restroom Building

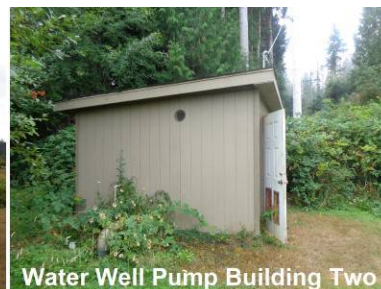


2.4.8. Water Pump House Buildings: There are five known water pump house buildings located throughout the property, each ranging in size from approximately 20 to 100 sq. ft. These structures are estimated to have been designed and constructed between the 1970s and 1980s.

Golf Course Water Pump House Buildings



Water Well Pump Building One



Water Well Pump Building Two



Water Well Pump Building Three



Water Well Pump Building Four

2.4.9. Water Pump House & Tower: The water pump house building and water tower are located in the northwest area of the property. The pump house, an old log cabin, and the water tower were likely designed and constructed in the 1920s or 1930s. Both structures remain in active use.

Log Cabin & Tower Buildings



2.5. Property Size: Unknown, no information or documentation provided.

2.6. Topography Of Property: The golf course topography is generally characterized by gently rolling terrain with moderate elevation changes throughout the property. Fairways and greens are contoured to provide natural surface drainage toward designated collection areas, ponds, and swales. The layout incorporates a mix of open, level playing areas and gradual slopes, with a few elevated tee boxes and greens to enhance visibility and course challenge. The natural land-forms have been integrated into the course design, contributing to both aesthetic appeal and play strategy.

2.7. Legal Description: Unknown, no information or documentation provided.

2.8. Current Zoning: Unknown, no information or documentation provided.

2.9. Soils Conditions: We were not given a soil report to review nor are we geological soils engineers and therefore not able to render an opinion of the soils on the property (loose or bedrock). However, we assume that the soils load-bearing capacity is sufficient to support the existing structures as per the original construction and structure engineering that would have been signed off on all of the structures on the property as per the building permit for each building. We did not observe any evidence to the contrary during our physical observation of the property.

2.10. Land Use Restrictions: We do not know of any easements, encroachments or restrictions that would adversely affect the site's use or know of. Affirm with present property / building owners.

2.11. Flood Zone: The subject site appears to not be located in a designated flood zone. Affirm with present property / building owners.

2.12. Utility Services: The following utility services are present.

2.12.1. Water Supply: Town of Qualicum Beach.

2.12.2. Sewage Disposal: Town of Qualicum Beach.

2.12.3. Storm Drainage: Not applicable.

2.12.4. Hydro: BC Hydro.

2.12.5. Natural Gas: Fortis BC.

3.0. Buildings Construction & Property Information

3.1. Client Relationship To This Property: Purchaser.

3.2. Purpose Of The Report: Property condition assessment of the buildings, interior and exterior current conditions.

3.3. Date Of Site Visit: August 6th, 2025.

3.4. Main Club House - East: Construction design information are the following know contractors.

3.4.1. Architect: Unknown, no information or documentation provided.

3.4.2. Survey: Unknown, no information or documentation provided.

3.4.3. Geo-Technical: Unknown, no information or documentation provided.

3.4.4. Structure & Civil: Unknown, no information or documentation provided.

3.4.5. Primary Contractor: Unknown, no information or documentation provided.

3.4.6. On-Site Superintendent / Manager: Unknown, no information or documentation provided.

3.4.7. On-Site Inspector For Quality Assurance: Unknown, no information or documentation provided.

3.4.8. Mechanical: Unknown, no information or documentation provided.

3.4.9. Plumbing Contractor: Unknown, no information or documentation provided.

3.4.10. HVAC Contractor: Unknown, no information or documentation provided.

3.4.11. Electrical Contractor: Unknown, no information or documentation provided.

3.5. Main Club House - West: Construction design information are the following know contractors.

3.5.1. Architect: Unknown, no information or documentation provided.

3.5.2. Survey: Unknown, no information or documentation provided.

3.5.3. Geo-Technical: Unknown, no information or documentation provided.

3.5.4. Structure & Civil: Unknown, no information or documentation provided.

3.5.5. Primary Contractor: Unknown, no information or documentation provided.

3.5.6. On-Site Superintendent / Manager: Unknown, no information or documentation provided.

3.5.7. On-Site Inspector For Quality Assurance: Unknown, no information or documentation provided.

3.5.8. Mechanical: Unknown, no information or documentation provided.

3.5.9. Plumbing Contractor: Unknown, no information or documentation provided.

3.5.10. HVAC Contractor: Unknown, no information or documentation provided.

3.5.11. Electrical Contractor: Unknown, no information or documentation provided.

3.6. Greens Keeper - Maintenance Shop: Construction design information are the following know contractors.

3.6.1. Architect: Unknown, no information or documentation provided.

3.6.2. Survey: Unknown, no information or documentation provided.

3.6.3. Geo-Technical: Unknown, no information or documentation provided.

3.6.4. Structure & Civil: Unknown, no information or documentation provided.

3.6.5. Primary Contractor: Unknown, no information or documentation provided.

3.6.6. On-Site Superintendent / Manager: Unknown, no information or documentation provided.

3.6.7. On-Site Inspector For Quality Assurance: Unknown, no information or documentation provided.

3.6.8. Mechanical: Unknown, no information or documentation provided.

3.6.9. Plumbing Contractor: Unknown, no information or documentation provided.

3.6.10. HVAC Contractor: Unknown, no information or documentation provided.

3.6.11. Electrical Contractor: Unknown, no information or documentation provided.

3.7. Storage Building: Construction design information are the following know contractors.

3.7.1. Architect: Unknown, no information or documentation provided.

3.7.2. Survey: Unknown, no information or documentation provided.

3.7.3. Geo-Technical: Unknown, no information or documentation provided.

3.7.4. Structure & Civil: Unknown, no information or documentation provided.

3.7.5. Primary Contractor: Unknown, no information or documentation provided.

3.7.6. On-Site Superintendent / Manager: Unknown, no information or documentation provided.

3.7.7. On-Site Inspector For Quality Assurance: Unknown, no information or documentation provided.

3.7.8. Mechanical: Unknown, no information or documentation provided.

3.7.9. Plumbing Contractor: Unknown, no information or documentation provided.

3.7.10. HVAC Contractor: Unknown, no information or documentation provided.

3.7.11. Electrical Contractor: Unknown, no information or documentation provided.

3.8. Bunker Storage Building: Construction design information are the following know contractors.

3.8.1. Architect: Unknown, no information or documentation provided.

3.8.2. Survey: Unknown, no information or documentation provided.

3.8.3. Geo-Technical: Unknown, no information or documentation provided.

3.8.4. Structure & Civil: Unknown, no information or documentation provided.

3.8.5. Primary Contractor: Unknown, no information or documentation provided.

3.8.6. On-Site Superintendent / Manager: Unknown, no information or documentation provided.

3.8.7. On-Site Inspector For Quality Assurance: Unknown, no information or documentation provided.

3.8.8. Mechanical: Unknown, no information or documentation provided.

3.8.9. Plumbing Contractor: Unknown, no information or documentation provided.

3.8.10. HVAC Contractor: Unknown, no information or documentation provided.

3.8.11. Electrical Contractor: Unknown, no information or documentation provided.

3.9. Area: Subject property and buildings are located within the community of Eaglecrest along the Western Shores of the Strait of Georgia and between the towns of Qualicum Beach (North) and Parksville (South).

3.10. Document Review: A request was made to review available building plans, maintenance records, warranties and equipment lists. No documents were available for review.

3.11. Standard Of Assessment Survey: This report meets ASTM Standard E2018-24, with these exceptions that are not within the PCA:

- A Building Code and Fire Code violation inquiry was not undertaken.
- Fire and life safety systems were not reviewed in detail.

3.12. Operations Status: Operations status of the buildings and property are fully operational with the exception of the following.

3.12.1. Main club house restaurant.

3.12.2. Main club house kitchen facilities.

3.12.3. Nine hole greens located at the south, west and north areas of the property.

3.13. Client Present: No.

3.14. People Present: Operations manager, golf course employees and the general public (golfing).

Building & Property Profile

Club House & Pro Shop



Building Profile

4.0. Clubhouse Overview

The clubhouse is a single storey, wood frame structure encompassing approximately 7,950 sq ft constructed on a poured concrete foundation and slab. The building exterior is clad with horizontal Hardie-Plank siding with stone veneer detailing and fitted with thermal-pane vinyl-framed windows. The roof is a medium to steep pitched hip design, finished with standing seam metal roofing.

The interior layout comprises a pro shop, administrative offices, male and female washrooms, locker rooms, a lounge/bar area, restaurant, banquet hall, and a fully equipped commercial kitchen. The kitchen includes walk-in freezers and coolers, designated food preparation areas, receiving and storage rooms, staff washroom, and various utility spaces.

Interior finishes incorporate a mix of natural log and cedar board paneling alongside painted gypsum board wall surfaces. Flooring consists of carpet tiles and ceramic tiles, with hardwood flooring installed in the banquet room. The lounge area is distinguished by a large natural gas-fuelled rock fireplace.

Electrical service is 400 amps with circuit type breaker disconnects and standard light fixtures. Heating and cooling are provided by an electric heat pump with internal forced air gas fueled furnace with air distribution ducting. The kitchen has commercial grade sinks, a two-piece bathroom, dishwasher and laundry connections. Standard bar plumbing is installed in the lounge. The bathrooms include multiple sinks and water closets, with urinals in the men's room. Hot water is supplied by two electric water storage heaters.

5.0. Building & Mechanical Maintenance

Building and property maintenance plays a vital role in preserving the condition and functionality of both structural and mechanical systems. Routine maintenance inspections should be incorporated into every building and property owner's annual maintenance program. A yearly service of key systems including heating/cooling, plumbing, electrical, exterior building envelope, and roof should be undertaken to ensure optimal performance and longevity. Ongoing maintenance and upkeep remain the owner's responsibility to prevent unnecessary repair costs and avoid premature component failure.

The following list identifies any known maintenance requirements for building components and mechanical systems, based on observed conditions at the time of the PCA and/or within specified maintenance time frames.

<u>Building & Mechanical Maintenance</u>	<u>Within 12 Months</u>	<u>Within 36 Months</u>	<u>Within 5 Years</u>	<u>Unknown</u>	<u>Required Or Needed Now</u>
Exterior Cladding		Good			
Exterior Trims / Flashings / Sealants.		Good			
Exterior Windows / Doors.		Good			
Exterior Side Vents.		Good			
Exterior Water Drainage Control.	Fair				
Interior Coverings & Furnishings	Fair				
Roof Coverings / Flashings / Sealants.		Good			
Plumbing Systems & Components.	Fair				
Hot Water Storage Tank Heaters.	Fair				
Sewage Disposal System.				X	
Storm Drainage System.				X	
HVAC Systems & Components.	Poor				
Electrical Systems & Components.		Fair			
Landscape.	Good				
Flat Works.	Good				
Fire & Safety.	Good				
Disability & Accessibility.	Poor				

5.1. Condition Status Menu:

5.1.1. **Good:** Satisfactory condition and functioning as intended.

5.1.2. **Fair:** Operating condition needing regular maintenance and upkeep.

5.1.3. **Poor:** Requires maintenance / upkeep or replacement.

6.0. Perspective Summary

The building's systems and components are evaluated relative to comparable "peer" properties. This assessment is inherently subjective, relying on the inspector's professional experience. The overall condition of the building systems, when compared to its peers, is categorized into one of the following six ratings:

1. Significantly above average for properties in that peer group.
2. Somewhat above average for properties in that peer group.
3. Average or typical for properties in that peer group.
4. Somewhat below average for properties in that peer group.
5. Significantly below average for properties in that peer group.
6. Unknown - not able to view/observe to formulate any type of an opinion of possible conditional issues, if any.

Overall Conditions

- 6.1. **Structure:** Average or typical for properties in that peer group.
- 6.2. **Exterior:** Significantly above average for properties in that peer group.
- 6.3. **Interior:**
 - 6.3.1. **Central / East Building:** Somewhat below average for properties in that peer group.
 - 6.3.2. **West Building:** Average or typical for properties in that peer group.
- 6.4. **Foundation:** Unknown - not able to view/observe to formulate any type of an opinion of possible conditional issues, if any.
- 6.5. **Roofs:** Significantly above average for properties in that peer group.
- 6.6. **Attics & Truss System:** Somewhat below average for properties in that peer group.
- 6.7. **Plumbing:** Average or typical for properties in that peer group.
- 6.8. **HVAC (Heating - Ventilation - Air Conditioning):** Average or typical for properties in that peer group.
- 6.9. **Electrical:** Average or typical for properties in that peer group.
- 6.10. **Fire Protection:** Average or typical for properties in that peer group.
- 6.11. **Data Systems:** Average or typical for properties in that peer group.
- 6.12. **Restaurant:**
 - 6.12.1. **Kitchen Equipment:** Somewhat below average for properties in that peer group.
 - 6.12.2. **Walk-In Freezer:** Average or typical for properties in that peer group (was not operational at the time).
 - 6.12.3. **Walk-In Cooler:** Significantly below average for properties in that peer group.
 - 6.12.4. **Laundry Facilities:** Average or typical for properties in that peer group.
- 6.12. **Landscaping - Exterior Lighting- Roadway Access - Parking:** Average or typical for properties in that peer group.

6.13. Signage - Paving & Curbing - Catch Basins: Somewhat below average for properties in that peer group.

6.14. Sidewalks - Stairs & Hand/Guard Railings - Decks & Patios: Average or typical for properties in that peer group.

6.15. Breezeways - Retaining Walls - Service Docks: Average or typical for properties in that peer group.

6.16. Disability - Wheelchair Access: Significantly below average for properties in that peer group.

6.17. Overall Level of Maintenance & Upkeep: Based on the inspection, the building and property are maintained at a fair to poor level. Regular attention to identified maintenance items will help preserve the property's condition and extend the service life of building components.

7.0. Safety Issues And Concerns

There appears to be no known safety hazards observed (unless hidden from view or not know of), that could possibly pose a threat to employees occupying the building at this time or to the general public.

8.0. Foundation

8.1. Type: Shallow and/or strip foundation (exact unknown - not able to physically view or view building any type of available plans).

8.2. Material: Poured in-place concrete.

Observation & Discussion

8.3. The following conditions of the foundation where observed.

8.3.1. Percentage of Interior Foundation is Concealed: Approximately 95% concealed by estimate.

8.3.2. The Following Conditions Where Observed Of The Foundation: Unknown - N/A.

8.3.3. Percentage of Exterior Foundation is Concealed: Approximately 95% concealed by estimate.

8.3.4. The Following Conditions Where Observed Of The Foundation: Where the foundation is not concealed, appears serviceable (above the finished grade). Where the foundation is hidden below the finished grade, conditions of the foundation is unknown.

9.0. Structural Framing & Building Envelop

Styles & Materials

9.1. Building Framing Type: Wood framing.

9.2. Cladding / Siding Style: Hardi-plank / board and cultured stone.

9.3. Trim: Wood.

9.4. Flashing: Wood and metal.

9.5. Sealants: Rubber.

Observation & Discussion

9.6. Building: The building appears to consist of two distinct sections. The eastern portion, which comprises approximately 70% of the total square footage, appears to be older, as evidenced by the use of various dated construction materials. The western section, accounting for the remaining 30% of the square footage, is of more recent construction.

9.7. Building Framing: Building framing appears to be wood.

9.8. Cladding: Cladding appears to be in good serviceable condition.

9.9. Trim - Flashing - Sealants: Trim, flashings and sealants appear to be in good serviceable condition.

Photos



10.0. Basement - Crawl Space - Ground Floor

10.1. Basement: None or know of.

10.2. Crawl Space: Present.

10.3. Ground Floor: Present.

Observation & Discussion

10.4. Crawl Spaces and Foundation Access: There appear to be no basement areas designed or constructed within the building. However, there are small crawl spaces of varying heights, primarily located in the southeastern portion of the structure. These crawl spaces are accessible only through three known floor openings, all of which are located within the restaurant kitchen area specifically, one in the food storage room and two in the hallway.

Due to extremely limited height, physical access into these crawl spaces was not possible. Observations were made solely through the openings. Visibility within each space was minimal, though portions of the concrete foundation walls, slab surfaces, and various mechanical and plumbing components were visible. Observed conditions are as follows:

10.4.1. Food Storage Room: This space consists of a simple floor opening, apparently intended for plumbing access. No additional infrastructure or notable conditions were observed. Older type of building construction is observed with various unused construction materials, musty odors and dampness is present.

10.4.2. Hallway – South End: This crawl space provides access to plumbing and mechanical systems. Estimated height is approximately 12 inches. A distinctive musty odor, consistent with fungal mold, was detected. Signs of dampness were also present.

10.4.3. Hallway – North End: Also approximately 12 inches in height, this crawl space offers access to plumbing and mechanical components. A musty, mold-like odor and damp conditions were again noted. Located just west of this opening is a small, non-commercial walk-in freezer. The subfloor and supporting floor structure beneath this freezer exhibit severe wood rot, likely caused by prolonged moisture exposure and poor drainage. Further investigation is required by a specialist due to air quality and affected structural supports.

Within the eastern section of the original building, no additional crawl spaces were identified. It is possible that other floor openings may be concealed by furniture or flooring materials, but none were visible at the time of inspection. It is therefore assumed that the central portion of the building is constructed on a concrete slab-on-grade foundation.

The western section of the building appears to have no crawl spaces and is also presumed to be constructed on a concrete slab-on-grade.

Out of Scope Issue

Entering of the Crawl Space or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided. Due to finished building material coverings, furniture, storage material and many other items, not able to view all areas of the basement and therefore, there could be the potential of hidden issues that are unknown.

Photos



10.5. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs and investigations where required.

10.6. Estimation: The following chart details the estimated costs of repairs and further investigations. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

10.7. Investigation Cost Chart

<u>Building Component Or System</u> <u>Investigation Cost</u>	<u>Estimated</u> <u>Low Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median</u> <u>Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. IAQ Investigation: Undertake air testing for mold within areas of the crawl space.	\$2,500.	\$3,750.	\$3,125.	\$3,125.
2. Structure Investigation: Remove large portions of the floor within the food storage room to observe present conditions of the foundation structure.	\$1,750.	\$2,250.	\$2,000.	\$5,125.
3. Total estimation before contingencies.	<u>\$4,250.</u>	<u>\$6,000.</u>	<u>\$5,125.</u>	<u>\$5,125.</u>
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 637.50</u>	<u>\$ 900.</u>	<u>\$ 768.75</u>	<u>\$ 768.75</u>
	<u>\$4,887.50</u>	<u>\$6,900.</u>	<u>\$5,893.75</u>	<u>\$5,893.75</u>

10.8. Investigation Estimated Repairs Chart

<u>Building Component Or System</u> <u>Estimated Repairs Cost</u>	<u>Estimated</u> <u>Low Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median</u> <u>Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. IAQ Investigation: Based on the outcome of the IAQ investigation of either no issue or possible required cleaning and/or removal of affected building materials and solve source of water / moisture.	\$ 5,000.	\$20,000.	\$12,500.	\$12,500.
2. Structure Investigation: Based on the outcome of the investigation of either no issue or possible reconstruction of certain wood foundation supports.	\$ 5,000.	\$30,000.	\$17,500.	\$30,000.
3. Total estimation before contingencies.	<u>\$10,000.</u>	<u>\$50,000.</u>	<u>\$30,000.</u>	<u>\$30,000.</u>
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>
	<u>\$10,000.</u>	<u>\$50,000.</u>	<u>\$30,000.</u>	<u>\$30,000.</u>

10.9. Notes.

10.9.1. Estimation Of Possible Repairs: The estimation of possible repairs is considered approximate and may be influenced by unknown variables and conditions not fully evident at the time of inspection. The estimates are based solely on what was observable during the inspection and are therefore subject to change upon further investigation or as additional information becomes available. Be prepared for costs that could potentially be 5 to 10 times more.

11.0. Exterior Fenestration System (i.e. Windows, Openings, Doors etc.)

11.1. Windows: Vinyl framed insulated glass.

11.2. Doors: Metal / wood frames and doors, solid and insulated sealed glass.

11.3. Overhead Service Doors: N/A.

11.4. Overhead Vehicle Doors: N/A.

Observation & Discussion

11.5. Windows: Windows appear to be in satisfactory serviceable condition.

11.6. Doors: Doors appear to be in satisfactory serviceable condition.

11.7. Overhead Service Doors: N/A.

11.8. Overhead Vehicle Doors: N/A.

11.9. Main Entry (North Banquet Hall Entrance): Located at the north end of the building, the main entry to the banquet hall features an exterior open wooden post-and-beam structure. Overall, the structure appears to be in good and serviceable condition. However, the two front square column supports show signs of concern.

The bottoms of these vertical supports are in direct contact with the concrete slab, exposing them to surface water drainage. This contact increases the risk of moisture absorption and subsequent wood deterioration, including potential future development of wood rot.

Recommendation: It is recommended that the bottoms of the affected vertical supports be elevated above grade level to prevent ongoing moisture exposure. Additionally, the exposed wood should be properly treated to resist water damage and fungal decay, thereby extending the lifespan of the structure.

Photos



11.10. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

11.11. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Main Entry: Maintenance repair / improvements to the wooden column supports.	\$4,600.	\$8,300.	\$6,450.	\$6,450.
2. Total estimation before contingencies.	<u>\$4,600.</u>	<u>\$8,300.</u>	<u>\$6,450.</u>	<u>\$6,450.</u>
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 690.</u>	<u>\$1,245.</u>	<u>\$ 967.50</u>	<u>\$ 967.50</u>
	<u>\$5,290.</u>	<u>\$9,545.</u>	<u>\$7,417.50</u>	<u>\$7,417.50</u>

12.0. Common Areas & Interior

Styles & Materials

12.1. Ceiling Materials: Gypsum board, wood and fiber tiles.

12.2. Wall Materials: Gypsum board and wood.

12.3. Floor Materials: Carpet, ceramic tile, linoleum, vinyl and wood.

Observation & Discussion

12.4. Ceilings - Walls - Floor Conditions: Interior walls, ceilings, and various floor finishes throughout the building appear to be in typical condition, consistent with expected levels of wear and cosmetic aging for a structure of this type and use with the exception of the following.

Photos

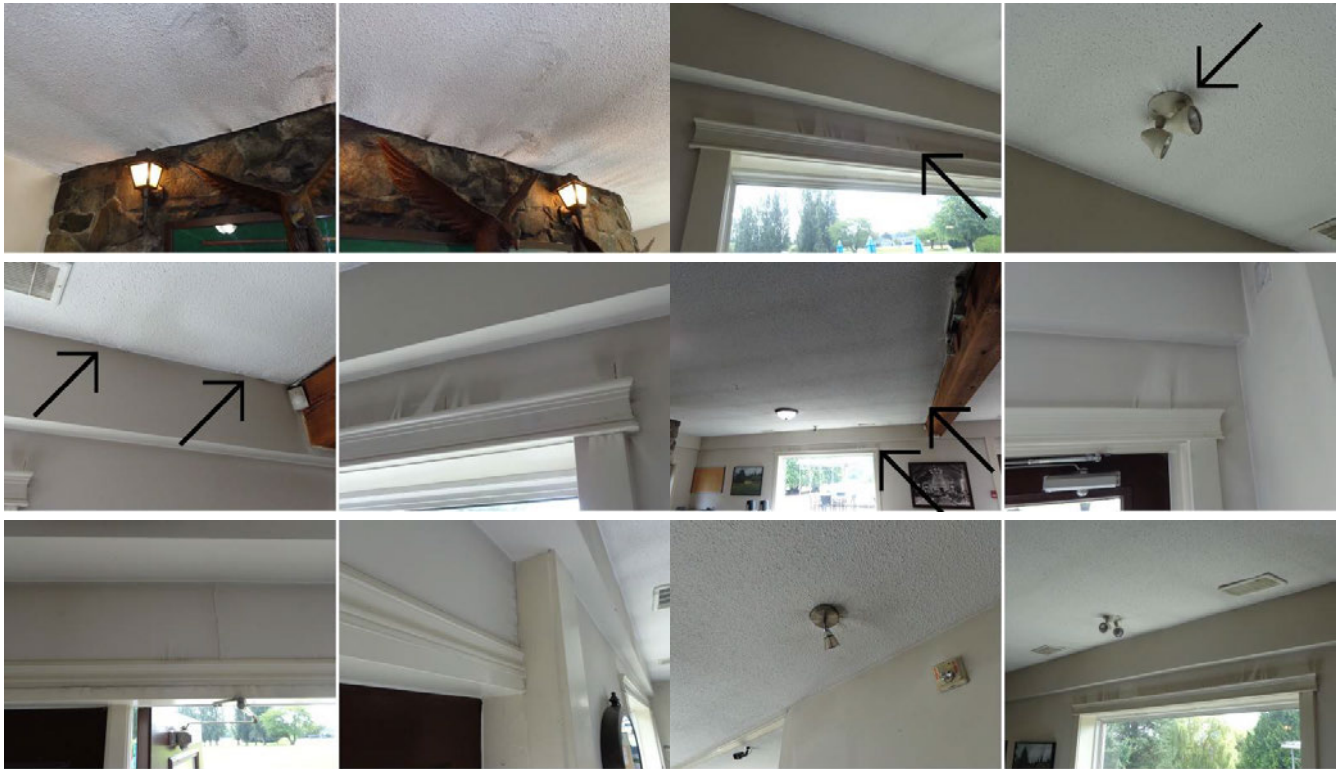


12.4.1. Dining Room Conditions: Black soot-like staining was observed on the upper portions of the dining room walls and ceiling. This discoloration is notably present around HVAC metal register covers, recessed lighting fixtures, the tops of windows, and in the corners where walls meet the ceiling.

The exact cause of this condition is currently unknown. However, such staining is not typical and may be indicative of issues such as incomplete combustion from heating equipment, air circulation imbalances, or particulate accumulation from candles, cooking, or other airborne contaminants.

Recommendation: It is recommended that a qualified HVAC or indoor air quality specialist be consulted to assess the source of the soot-like staining and determine appropriate corrective measures.

Photos

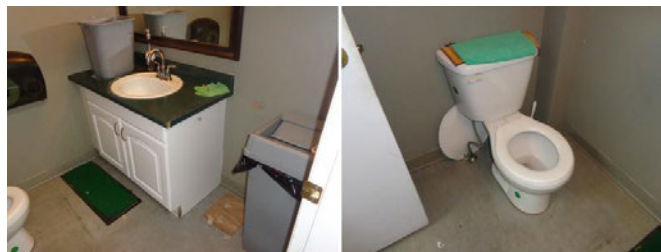


12.5. Hallways - Stairs - Lobbies - Vestibules Conditions: Hallways, stairs, and lobbies appear typical with the expected standard of wear and cosmetic conditions

12.6. Public Restrooms: Public rest rooms are functional and in satisfactory condition.

Photos

12.7. Employee Restrooms: Employee rest room is functional and in satisfactory condition.

Photos

12.8. Employee Break Room: None.

12.9. Commercial Kitchen: The building contains a full-service, restaurant-style commercial kitchen equipped with cooking appliances, washing stations, and food storage facilities. At the time of the inspection, the restaurant was not in operation, and both the kitchen and dining areas were shut down.

The kitchen appears to have been left in a state of disrepair. It was not properly cleaned or serviced prior to shutdown, and as a result, the current condition of the equipment and systems is uncertain. Some appliances and components may not be operational or may have deteriorated due to lack of maintenance.

Recommendation: A comprehensive inspection of the commercial kitchen is recommended, including but not limited to:

- Cooking appliances and ventilation systems.
- Washing stations and plumbing connections.
- Emergency fire suppression system.
- Refrigeration and food storage units.
- Electrical and gas supply systems

Following a full assessment, and given the apparent age of much of the equipment, upgrades or replacement of certain components may be necessary to meet current safety, health, and operational standards.

Photos



12.10. Commercial Walk-In Freezers: The main walk-in freezer is currently non-operational. Both cooling units were shut down at the time of inspection, and their functional status could not be verified.

A smaller walk-in freezer is presently in use, limited to storing beer and wine. However, the condition of this unit shows significant material damage and deterioration—most notably in the flooring, which appears severely compromised and at risk of imminent structural failure.

Recommendation: It is strongly recommended that the smaller walk-in freezer be immediately shut down and taken out of use due to the unsafe condition of the floor and structural components. A full assessment by a qualified refrigeration and structural specialist is advised to determine whether repair or replacement is feasible and safe. Use of either freezer should not resume until all identified issues have been properly addressed.

Photos



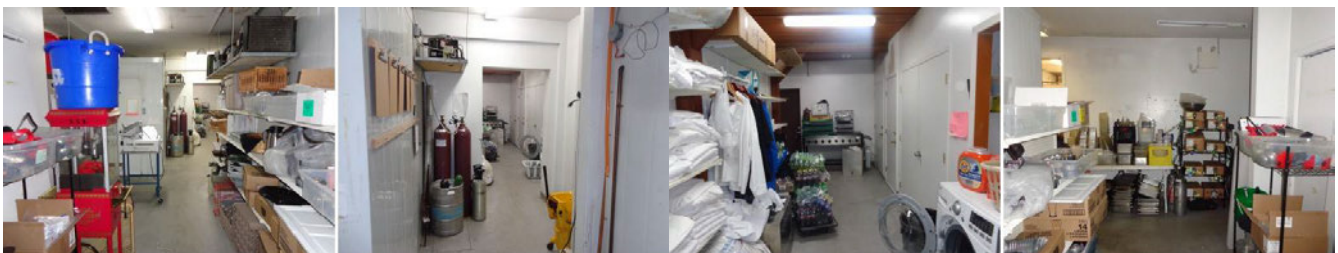
Photos - Continuation

12.11. Commercial Ventilation Air Exhaust Units: The kitchen cooking exhaust units were not operational at the time of inspection, and as such, their functional status and condition could not be verified. Other ventilation and exhaust systems that were operational exhibited signs of disrepair, including a lack of visible maintenance and cleaning. Accumulation of grease, dust, or debris may pose operational inefficiencies or potential fire hazards, particularly in commercial kitchen environments.

Recommendation: It is recommended that all ventilation and exhaust units, including the kitchen cooking exhaust system, be inspected by a qualified specialist. A full assessment should be conducted to determine operability, cleanliness, and compliance with commercial kitchen ventilation standards. Cleaning, maintenance, or potential replacement may be necessary depending on the findings.

Photos

12.12. Kitchen Common Areas & Storage Rooms: Conditions appear to be in poor condition.

Photos

12.13. Laundry Facilities: Conditions appear to be in fair condition.

Photos



12.14. Dining Area: Conditions appear to be in fair condition (outdated).

12.15. Lounge - Bar Area: Conditions appear to be in fair condition (outdated).

12.16. Banquet Room: Conditions appear to be in fair condition (outdated).

Photos

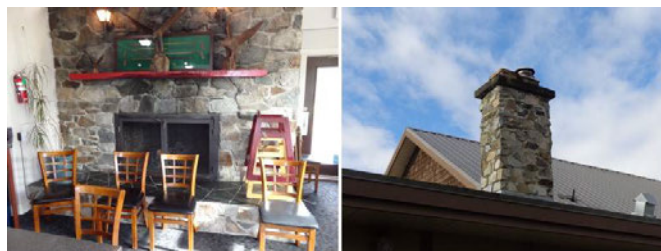


12.17. Elevators - Escalators - Lift Systems: Not applicable.

12.18. Janitorial: No specific janitorial room is present.

12.19. Fireplace & Chimney: Located at the southeast area of the building within the area of the dining room is a solid fuel wood burning fireplace. Due to the age and current conditions, it appears that the fireplace and chimney are not suitable to use (do not meet CSA Standards B365-17 - Installation code for solid-fuel-burning appliances and equipment and/or CAN/CSA-A405-M87 Design and construction of masonry chimneys and fireplaces).

Photos



Out of Scope Issue

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations. Due to finished building material coverings, furniture, storage material and many other items, not able to view all areas of the basement and therefore, there could be the potential of hidden issues that are unknown..

12.20. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

12.21. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. IAQ Investigation: Undertake air testing for particulates to identify soot stains.	\$ 2,800.	\$ 3,800.	\$ 3,300.	\$3,300.
2. Commercial Kitchen: Comprehensive inspection with detailed report on operation conditions, possible repairs and/or replacements.	\$ 1,500.	\$ 2,500.	\$ 2,000.	\$5,300.
3. Main Walk-In Freezer: Comprehensive inspection with detailed report on operation conditions, possible repairs and/or replacements.	\$ 1,200.	\$ 1,800.	\$ 1,500.	\$6,800.
4. Smaller Walk-In Freezer: Removal and replacement of freezer.	\$12,000.	\$25,000.	\$23,500.	\$30,300.
5. Repair Floor: Remove damaged subfloor & other structure material and replace at small walk-in freezer location.	\$10,000.	\$20,000.	\$15,000.	\$45,300.
6. Commercial Kitchen: Comprehensive inspection with detailed report on operation conditions, possible repairs and/or replacements of all exhaust / ventilation systems.	\$ 1,000.	\$ 1,500.	\$ 1,250.	\$46,550.
7. Total estimation before contingencies.	<u>\$28,500.</u>	<u>\$54,600.</u>	<u>\$46,550.</u>	<u>\$46,550.</u>
8. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 4,275.</u>	<u>\$ 8,190.</u>	<u>\$ 6,982.50</u>	<u>\$ 6,982.50</u>
	<u>\$32,775.</u>	<u>\$62,790.</u>	<u>\$53,532.50</u>	<u>\$53,532.50</u>

12.22. Investigation Estimated Repairs & Replacement / Upgrade Chart

<u>Building Component Or System</u> <u>Estimated Repairs Cost</u>	<u>Estimated</u> <u>Low Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median</u> <u>Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. IAQ Investigation: Based on the outcome of the IAQ investigation for particulates. The soot could be caused from a mechanical or envelope issue.				
1.1. Mechanical: Repairs or replacement.	\$ 3,000.	\$ 15,000.	\$ 9,000.	\$ 9,000.
1.2. Envelope: Repairs or improvements.	\$20,000.	\$ 50,000.	\$ 70,000.	\$ 79,000.
2. Commercial Kitchen: Based on the outcome of the inspection, extensive cleaning and possible repairs and/or replacements (to meets health / safety standards).	\$25,000.	\$ 65,000.	\$ 45,000.	\$124,000.
3. Commercial Kitchen: Based on the outcome of the inspection of the exhaust and ventilation systems. Extensive cleaning and/or possible repairs and/or replacements.	\$ 5,000.	\$ 25,000.	\$ 15,000.	\$139,000.
4. Total estimation before contingencies.	<u>\$53,000.</u>	<u>\$155,000.</u>	<u>\$139,000.</u>	<u>\$139,000.</u>
5. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>
	<u>\$53,000.</u>	<u>\$155,000.</u>	<u>\$139,000.</u>	<u>\$139,000.</u>

12.23. Notes

12.23.1: Estimation Of Possible Repairs: The estimation of possible repairs is considered approximate and may be influenced by unknown variables and conditions not fully evident at the time of inspection. The estimates are based solely on what was observable during the inspection and are therefore subject to change upon further investigation or as additional information becomes available. Be prepared for costs that could potentially be 2 to 5 times more.

13.0. Roof

- 13.1. Roof Structure:** Wood.
- 13.2. Roof Design:** Truss.
- 13.3. Roof Covering Type:** Metal.
- 13.4. Roof Underlay:** Plywood and wood strapping.
- 13.5. Roof Access:** N/A.
- 13.6. Observed Roof Covering From:** Observed from the ground.
- 13.7. Water Drainage Control Type:** Open roof drains connected to drain spouts.
- 13.8. Maintenance Logs Available:** There is no maintenance log available to indicated any type of maintenance and up keep to the roof covering and related components.
- 13.9. Age Of The Covering Material:** Exact age of the roof is unknown, no information available to confirm.
- 13.10. Flashings:** Metal and rubber.

Observation & Discussion

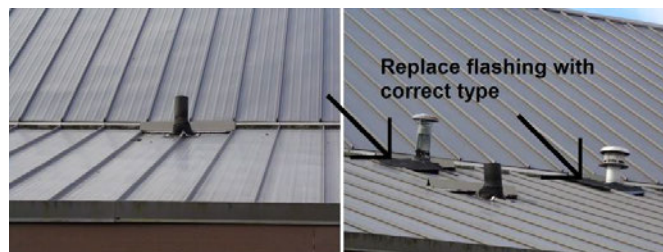
- 13.11. Main Building Roof:** The present surface material appears to be performing its intended function at this time which is to shed and drain water off the surface of the roof to the gutters and into the drain spouts.

Photos



- 13.12. Flashings:** Flashing material appear to be in serviceable condition with the following exception.
- 13.12.1.** At the east side of the roof, two separate metal vents that service a fuel appliance require the rubber flashings to be replaced and install metal flashing.

Photos



- 13.13. Roof Primary Drains:** The type of water drainage from the roof is gutters and drain spouts. Overall, the gutters and drain spouts appear to be in good serviceable conditions with the following exceptions.
- 13.13.1.** North side of the building, from the right side of the main entry, appears that water from the surface of the roof is not flowing properly into the gutter / drain spout as it appears to be flowing over the gutter.

13.13.2. North side of the building, main entry roof, install gutters and downspouts to both sides of the roof to help with site drainage around the foundation of the building, prevent water from draining along the surface of the exterior walls and prevent water from draining onto finished grades close to the building where water is splashing back towards the buildings siding and trim building materials.

Photos



13.14. Storm Water Collection And Perimeter Drainage System: The PVC (Poly Vinyl Chloride) storm water collection perimeter drainage system is concealed underground and was not inspected on the day of the inspection and is not part of this report.

Out of Scope Issue

Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria. Perimeter drainage is concealed underground and was not inspected on the day of the inspection and is not part of this report. For any concerns regarding water ingress into the house from failed or missing perimeter drainage contact a professional underground drainage company. The inspection does not include the inspection of the concealed aspects of drainage system, an internal scope of the drainage system is required to verify adequate operation.

13.15. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

13.16. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Flashings: Replace boot flashings.	\$2,500.	\$5,000.	\$3,750.	\$3,750.
2. Water Control: Maintenance and minor repairs.	\$ 500.	\$1,000.	\$ 750.	\$4,500.
3. Total estimation before contingencies.	\$3,000.	\$6,000.	\$4,500.	\$4,500.
4. Contingencies - unforeseen and/or additional costs.				
Additional 15% of all low, high and median costs.	<u>\$ 450.</u>	<u>\$ 900.</u>	<u>\$ 675.</u>	<u>\$ 675.</u>
	\$3,450.	\$6,900.	\$5,175.	\$5,175.

14.0. Attics - Truss System - Insulation

14.1. Attics: Present.

14.2. Access: Known access into the attic are the following.

14.2.1. Northwest storage room.

14.2.2. Northeast storage room.

14.3. Truss System: There are two separate type of truss systems which are the following.

14.3.1. Post and beam arch with tie-in cables (older).

14.3.2. Engineered wooden trusses.

14.4. Insulation Roof: Loose (blown) and batt type.

14.5. Insulation Walls: Unknown, assume batt type.

14.6. Insulation Floors: Unknown.

Observation & Discussion

14.7. Conditions: Access to the attic is available from the northwest area of the building, providing reasonable entry to the western and southern sections, including the older attic area above the banquet room.

However, access to the eastern and northern portions of the attic is obstructed by mechanical equipment and the existing roof structure. The access point to this part of the attic is located within the northeast storage room. During the construction of this storage room, a non-load-bearing wall was installed directly over the original ceiling access hatch, rendering it inaccessible. As a result, the following observations are limited to the accessible areas only.

Overall, the attic appears to be in generally serviceable condition. However, the following issues were observed:

14.7.1. Insulation: Approximately 70% of the attic insulation appears to be compacted or compressed, significantly reducing its thermal performance. The effective R-value is substantially lower than when the insulation was originally installed. Restoration or replacement of the insulation is recommended to meet current energy efficiency standards.

14.7.2. Improper Vent Termination: Several mechanical exhaust vents including those from washrooms and other moisture-generating areas were found to terminate directly within the attic space. This is not compliant with building code and can contribute to elevated humidity, condensation, and mold growth within the attic.

Photos



Photos - Continuation

14.8. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

14.9. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Attic Insulation: Remove old compacted and damaged insulation and replace with new.	\$15,000.	\$30,000.	\$22,500.	\$22,500.
2. Attic Mechanical Vents: Remove and replace exhaust vents and terminate to the exterior.	\$ 8,000.	\$17,000.	\$12,500.	\$35,000.
3. Total estimation before contingencies.	\$23,000.	\$47,000.	\$35,000.	\$35,000.
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 3,450.	\$ 7,050.	\$ 5,250.	\$ 5,250.
	\$26,450.	\$54,050.	\$40,250.	\$40,250.

15.0. Plumbing

- 15.1. Main Water Service Line:** Main water service is located within the kitchen storage room, underneath the floor within the shadow crawl space (assuming to be).
- 15.2. Water Service Supply Shut Off Valve:** Present and intact.
- 15.3. Pressure Regulator Valve:** None observed.
- 15.4. Type of Water Pipes:** Copper and plastic Pex.
- 15.5. Type of Waste Pipes:** Copper, cast iron and plastic ABS.
- 15.6. Hot Water Heater Storage Tanks:** Various hot water tanks are installed within the building.
- 15.7. Maintenance Logs Available:** There is no maintenance log available to indicated any type of maintenance and up keep to the plumbing systems and related components.

Observation & Discussion

- 15.8. Water Service Pipes:** Where exposed to view, appear to be in satisfactory serviceable condition.
- 15.9. Waste Water Service Drain Pipes:** Where exposed to view, appear to be in satisfactory serviceable condition.
- 15.10. Hot Water Tank Storage Heater Conditions:** The following conditions of the hot water heater tanks are known. All electric serviced.

<u>Hot Water Tank Storage Heater Location</u>	<u>Manufacture</u>	<u>Model</u>	<u>Serial Number</u>	<u>Age Years</u>	<u>Condition</u>
Kitchen	Rheem	EX40M61ST30B0	Q391537380	11	Good
Kitchen	Rheem	EX40M61ST30B0	Q221418226	12	Good
Storage Closet	GSW	SS19LSEB1	S0711517159	18	Poor

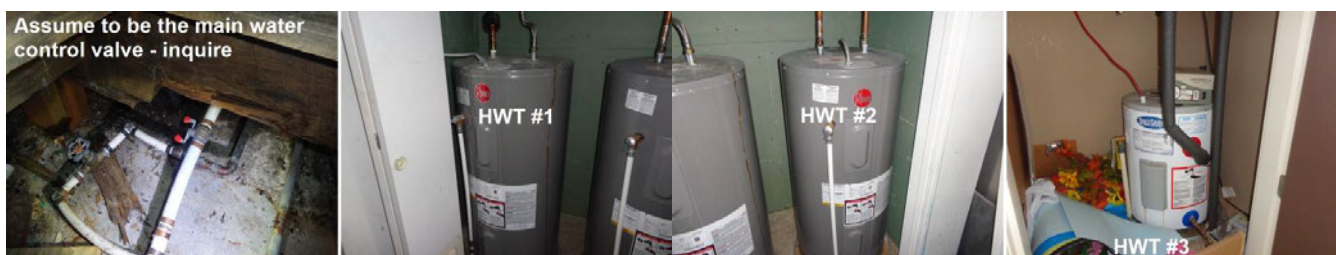
15.11. Condition Status Menu:

- 15.11.1. Good:** Satisfactory condition and functioning as intended.
- 15.11.2. Fair:** Operating condition needing regular maintenance and upkeep.
- 15.11.3. Poor:** At or near life expectancy and should be replaced.

Out of Scope Issues:

Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Winterization of the irrigation system is required annually in October to prevent freezing. High pressure air injected through each irrigation zone to remove all water is required by a qualified Irrigation Contractor.

Photos



15.12. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

15.13. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Replace hot water tank.	\$1,200.	\$2,200.	\$1,700.	\$1,700.
2. Total estimation before contingencies.	\$1,200.	\$2,200.	\$1,700.	\$1,700.
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 180.	\$ 330.	\$ 255.	\$ 255.
	\$1,380.	\$2,530.	\$1,955.	\$1,955.

16.0. HVAC (Heating - Ventilation - Air Conditioning)

16.1. Heating Equipment Type: Force air combination unit heat and air conditioner.

16.2. Cooling Equipment Type: Combination heat & air conditioning.

16.3. Energy Source for Heat: Propane and electric.

16.4. Cooling Equipment Energy Source/s: Electric.

16.5. Other Sources of Heating & Cooling: Baseboard wall and in-wall heaters.

16.6. Maintenance Logs Available: There is no maintenance log available to indicated any type of maintenance and up keep to the HVAC systems and related components.

Observation & Discussion

16.7. Conditions: Various type of heating - ventilation and air conditioning units are located on the main floor, within the attic and at the exterior. After viewing several of the HVAC units, the following conditions are observed.

16.7.1. Main Floor - East: Installed is a heating / cooling unit, heat pump system. The heating unit does not appear to have been recently serviced. Servicing by a qualified HVAC technician is recommend.

16.7.2. Attic: Installed is a heating / cooling unit, heat pump system. The heating unit does not

<u>Heating / Air Conditioning Unit Location</u>	<u>Manufacture</u>	<u>Model</u>	<u>Serial Number</u>	<u>Age Years</u>	<u>Condition</u>
Main Floor - East Storage Room	Carrier	FA4CNBO60	0608A87647	17	Fair
Main Floor - Attic	Comfort	NTC6100GFG1	L023947990	23	Poor
Various Rooms - West Building Wall Heaters	N/A	N/A	N/A	N/A	Good
Exterior A/C Unit	Carrier	2HP13B60P-1B	4607H48424	18	Fair

16.8. Condition Status Menu:

16.8.1. Good: Satisfactory condition and functioning as intended.

16.8.2. Fair: Operating condition needing regular maintenance and upkeep.

16.8.3. Poor: At or near life expectancy and should be replaced.

Photos



16.9. Air Distribution: Connected to the heating, cooling and ventilation system air various metal air ducts. The known conditions are the following.

16.9.1. The air ducts are very dirty, poor air.

16.9.2. Observed register and grill covers to be very dirty.

16.9.3. Observed grill covers to have fungal mold.

16.9.4. Observed metal air ducts within the attic exposed, that is, no insulated and therefore, heat and cooling lose is occurring.

Photos



Out of Scope Issues:

Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Heat and/or cooling calculations were not performed.

16.10. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

16.11. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. HVAC's: Maintenance.	\$1,500.	\$3,500.	\$2,500.	\$2,500.
2. Air Distribution: Maintenance.	\$2,000.	\$5,000.	\$3,500.	\$6,000.
3. Total estimation before contingencies.	\$3,500.	\$8,500.	\$6,000.	\$6,000.
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 525.	\$1,275.	\$ 900.	\$ 900.
	\$4,025.	\$9,775.	\$6,900.	\$6,900.

17.0. Ventilation Exhaust Fans

17.1. Type of Exhaust Units: The type and use of exhaust ventilation systems are the following installed.

17.1.1. Restrooms: Ceiling installed units with vent ducts terminating to the exterior, **attic and multiple connected together.**

17.1.2. Kitchen: Ceiling installed units with vent ducts terminating to the exterior with a vent cover.

17.1.3. Common Areas: N/A.

18.0. Electrical

18.1. Electrical Service Type: From underground vault to building.

18.2. Transformer: N/A.

18.3. Main Service Switch Gear Panel: 400 amps - 230 Volts.

18.4. Meters: Intact.

18.5. Electrical Sub-Panels: Present and intact.

18.6. Electrical Service Conductors: Unknown.

18.7. Type of Wiring Material: NMD 90 - copper / aluminum.

18.8. Backup Electrical: None.

18.9. Maintenance Logs Available: There is no maintenance log available to indicated any type of maintenance and up keep to the electrical systems and related components.

Photos



Observation & Discussion

18.10. The main service and sub-panels are divided into the following areas:

<u>Panel Location</u>	<u>Amperage Service</u>	<u>Condition</u>	<u>Electrical Issues</u>
Panel A	200 amps	Good	Finish labeling panel
Panel B	200 amps	Good	Finish labeling panel
Panel C	200 amps	Good	
Panel D	200 amps	Good	
Panel E	100 amps	Good	

18.11. Condition Status Menu:

18.11.1. **Good:** Satisfactory condition and functioning as intended.

18.11.2. **Fair:** Some electrical issues viewed and in need attention.

18.11.3. **Poor:** Several electrical issues and/or outdated which requires immediate attention.

Photos



18.12. **Main Electrical:** The main electrical is located at the **S.15(1)(I)** of the building. Electrical components and systems within the wall closet appear in a satisfactory serviceable condition.

18.13. **Distribution Sub-Panels:** The distribution panels are well arranged.

18.14. **Common Electrical - Wiring:** Wiring were examined by observation (where exposed) and the general condition is considered to be in satisfactory serviceable condition.

18.15. **Common Electrical - Lighting:** Lighting were examined by observation and the general condition is considered to be in satisfactory serviceable condition.

18.16. **Common Electrical - Switches:** A representative sample of light switches were examined and the general condition is considered to be in satisfactory serviceable condition.

18.17. Common Electrical - Receptacles: A representative sample of receptacles were examined and the general condition is considered to be in satisfactory serviceable condition.

18.18 Exterior Building Lighting: Lighting fixtures at the front, rear and sides of the building appear serviceable.

18.19. Exterior Parking Lot Lighting: None.

18.20. Pathway Lighting: None.

Out of Scope Issues:

Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opening on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts. Detailed load calculations are not performed and not included.

19.0. Fire Protection

19.1. Sprinkler System: None.

19.2. Fire Alarm System: Yes. Fire alarm and suppression systems appear intact but was not inspected or tested.

19.2.1. Fire Alarm System Panel Location: ss.15(1)(l) & 19(1)

19.2.2. Fire Alarm Maintenance Record & Log Book: Appears available.

19.2.3. Fire Alarm Last Inspection Date: 2025 and good through 2028.

Photos



19.3. Fire Proofing Material Coatings: Not applicable.

19.4. Fire Doors: Not applicable.

19.5. Life Safety Exit Signs: Exits signs are visible and appear to be intact.

19.6. Emergency Escape Plans Visible: Present and intact.

19.7. Emergency Lighting System: Present and intact.

19.8. Fire Extinguishers: Present and intact.

19.9. Heat Sensors: Present and intact.

19.10. Smoke Detectors: N/A.

19.11. Carbon Monoxide Detectors: N/A.

19.12. Fire Hydrant: Yes, near by.

Photos



20.0. Data Systems (Telephone - Internet Communications)

20.1. Telephone: Present and intact.

20.2. Internet - WiFi: Present and intact, areas needs to be organized.

Observation & Discussion

20.3. Condition: All known data systems appear to be serviceable and functional at this time unless otherwise unknown.

Photos



21.0. Landscaping - Topography Grade & Slope - Signage

21.1. Landscaping: The surrounding landscape is in satisfactory condition.

21.2. Topography Grade & Slope: The grade of the property is satisfactory sloping away from the foundation. Site drainage is satisfactory.

21.3. Signage: N/A.

Photos



22.0. Roadway Access - Parking - Paving & Curbing - Catch Basins - Site Drainage

22.1. Roadway Access: Access to the building is from the northwest area of the property.

22.2. Parking: Public and disability parking stalls is present for the building. Method used to determine parking spaces is visually counted spaces. The type and number of parking spaces are as follows.

22.2.1. Public Parking Stalls: 80.

22.2.2. Disability Parking Stalls: 3.

22.2.3. Employee Parking Stalls: 6.

22.3. Paving / Hard Surfaces Parking Lot/s: The following conditions are observed.

22.3.1. Paving / Hard Surface Condition: The parking lot surface is hot in-place black asphalt and the surfaces are in satisfactory good condition.

Photos



22.4. Curbing And Wheel Stops: The following conditions are observed.

22.4.1. Curbing: N/A.

22.4.2. Wheel Stops: Throughout the parking areas, several of the wheel stops exhibit damage, overall, appear to be in good serviceable condition.

Photos



22.5. **Parking Lot Signage:** N/A.

22.6. **Parking Lot Lighting:** N/A.

22.7. **Parking Lot Markings:** Irregular and faded parking stall lines require re-painting.

Photos



22.8. **Catch Basins:** The parking surface drainage collection system/basin/s appear adequate.

22.9. **Site Drainage:** Site drainage is satisfactory, the parking lot has a contoured parking surface with numerous collection basins located at the low points.

22.10. The parking lot major means of ingress and egress is in satisfactory condition.

22.11. **Conclusion Recommendations:** Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

22.12. **Estimation:** The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Parking Lot: Replace wheel stops.	\$1,500.	\$3,500.	\$2,500.	\$2,500.
2. Parking Lot: Re-painting of stall lines.	\$ 800.	\$1,200.	\$1,000.	\$3,500.
3. Total estimation before contingencies.	\$2,300.	\$4,700.	\$3,500.	\$3,500.
4. Contingencies - unforeseen and/or additional costs.				
Additional 15% of all low, high and median costs.	\$ 345.	\$ 705.	\$ 525.	\$ 525.
	\$2,645.	\$5,405.	\$4,025.	\$4,025.

23.0. Sidewalks - Stairs & Hand/Guard Railings - Decks & Patios - Breezeways & Plazas - Retaining Walls Service Docks - Disability / Wheelchair Access - Fencing

23.1. Sidewalks: The sidewalk surfaces are concrete and appear to be in satisfactory condition.

23.2. Patios: Concrete patio decks appear to be in good serviceable condition.

Photos



23.3. Retaining Walls: The concrete / block retaining walls are in satisfactory condition.

23.4. Disability / Wheelchair Access: The building lacks the required need for disability wheelchair access and recommend the following.

23.4.1. North Entrance: An automatic door opener activated by a push type metal button indicated by the wheelchair access symbol.

23.4.2. South Entrance: An automatic door opener activated by a push type metal button indicated by the wheelchair access symbol.

23.4.3. Restrooms: Improvements to all restrooms, entry doors.

Photos



23.5. Fencing: Wood fencing and gates are in satisfactory condition. Staining of the property fencing is recommend (where fencing is owned by the golf course).

23.6. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

23.7. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Disability / Wheelchair Access: Install automatic door openers at the north and south entrances.	\$5,600.	\$12,000.	\$ 8,800.	\$ 8,800.
2. Disability / Wheelchair Access: Improve restroom entry door handles.	\$ 800.	\$ 1,400.	\$ 1,100.	\$ 9,900.
3. Total estimation before contingencies.	<u>\$6,400.</u>	<u>\$13,400.</u>	<u>\$ 9,900.</u>	<u>\$ 9,900.</u>
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 960.</u>	<u>\$ 2,010.</u>	<u>\$ 1,485.</u>	<u>\$ 1,485.</u>
	\$7,360.	\$15,410.	\$11,385.	\$11,385.

24.0. Garbage Bin/s & Oil Collection Drum/s - Ground Level Fuel Storage

24.1. Garbage Bins: Appear to be satisfactory serviceable.

24.2. Oil Collection Drum/s: Appear to be satisfactory serviceable.

24.3. Exterior Above Ground Fuel Storage: N/A.

Photos



25.0. Environmental

25.1. An environmental assessment survey was not part of the building and property inspection survey and therefore, it is unknown if there are any environmental issues. Recommend to obtain a disclosure statement from the current property owner in regards to any past or present environmental issues if any exists.

25.2. Older Building Materials: Due to the age of the building, there are a mix of older and newer types of building materials. A few older type of construction materials were identified during the inspection that could potentially contain the existing presence of asbestos fibers of which are the following materials that were viewed.

25.2.1. Indication Item: Gypsum board filling compound and/or patching and joint compound for walls and ceilings (older east building).

25.2.2. Indication Item: Vinyl flooring (material or adhesive material) (older east building).

25.2.3. Indication Item: Linoleum flooring (material or adhesive material) (older east building).

25.2.4. Indication Item: Textured or stipple/popcorn like coated ceiling.

25.2.5. Indication Item: White tape like wrapping around metal air ducts.

Photos



25.3. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

25.4. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. ACM investigation.	\$3,700.	\$5,500.	\$4,600.	\$4,600.
2. Total estimation before contingencies.	\$3,700.	\$5,500.	\$4,600.	\$4,600.
3. Contingencies - unforeseen and/or additional costs.				
Additional 15% of all low, high and median costs.	\$ 550.	\$ 825.	\$ 690.	\$ 690.
	\$4,255.	\$6,325.	\$5,290.	\$5,290.

25.3. Inquiry & Recommendation: It is impossible to visually verify why, how, or when these materials came into existence, but they have been known to be associated with containing asbestos fibers. It is advised that all of the materials identified herein and/or known at this time that could or may potentially have asbestos fiber materials be collected of which can be performed by Pacific West Building Inspections and have sent to a qualified Laboratory for testing and a full report forward to you.

25.4. Special Information: Asbestos-containing materials will not release asbestos fibers unless they are disturbed or damaged in some way. If older type of flooring/wall/ceiling material is drilled or broken, for example, it may release fibers into the air. If it is left alone and not disturbed, it will not. Damage and deterioration will increase the friability of asbestos-containing materials. Water damage, continual vibration, aging, and physical impact such as drilling, grinding, buffing, cutting, sawing, or striking can break the materials down making fiber release more likely. Prior to 1994, many buildings were inadvertently built with materials that have been proven to cause many illnesses and deaths i.e. lead paints, asbestos laden vermiculite insulation, asbestos backed vinyl - linoleum flooring etc.

WorkSafe BC (formerly WCB - Workers Compensation Board) has mandated all contractors and building owners to perform a "Risk Assessment Survey" before commencing work on any existing household that may or potentially contain hazardous materials. The plan is to identify, remove, and properly dispose of any hazardous material that will pose a health risk to the occupants of the building and contractors during and after any performed renovations undertaken, basically if materials containing asbestos is disturbed in any way. Not only will this make the building safer, but it will provide third party documentation that the threat has been removed or is not existing on the property and/or subject building if and when sold. Failing to undertake a asbestos survey assessment may be put the health and safety of the occupants of the building at risk, and opening up to the many legal ramifications of failing to or improperly disposing of hazardous material. Just because a person don't know its there does not mean it cant harm you.

Building Profile

Maintenance & Green Keeper Shop



Building Profile

26.0. Maintenance & Green Keeper Shop Overview

The maintenance and greens keepers shop is a single-storey, L-shaped, wood-framed structure encompassing approximately 2,700 square feet. This older building is constructed on a combination of poured concrete and wood foundation and is currently used for storage and workshop purposes.

The flooring is primarily poured concrete. The exterior walls are clad in wood siding, and the building features a gable roof finished with an asphalt shingle overlay. Windows and exterior doors are of an older wood-framed style, consistent with the building's age.

Interior spaces include a repair bay, chemical storage room, greens keepers' office, employee lunch and locker room, and a mechanical equipment room.

27.0. Building & Mechanical Maintenance

Building and property maintenance plays a vital role in preserving the condition and functionality of both structural and mechanical systems. Routine maintenance inspections should be incorporated into every building and property owner's annual maintenance program. A yearly service of key systems including heating/cooling, plumbing, electrical, exterior building envelope, and roof should be undertaken to ensure optimal performance and longevity. Ongoing maintenance and upkeep remain the owner's responsibility to prevent unnecessary repair costs and avoid premature component failure.

The following list identifies any known maintenance requirements for building components and mechanical systems, based on observed conditions at the time of the PCA and/or within specified maintenance time frames.

<u>Building & Mechanical Maintenance</u>	<u>Within 12 Months</u>	<u>Within 36 Months</u>	<u>Within 5 Years</u>	<u>Unknown</u>	<u>Required Or Needed Now</u>
Exterior Cladding					Poor
Exterior Trims / Flashings / Sealants.					Poor
Exterior Windows / Doors.					Poor
Exterior Side Vents.				X	
Exterior Water Drainage Control.					Poor
Interior Coverings & Furnishings					Poor
Roof Coverings / Flashings / Sealants.			Poor		
Plumbing Systems & Components.					Poor
Hot Water Storage Tank Heaters.				X	
Sewage Disposal System.				X	
Storm Drainage System.				X	
HVAC Systems & Components.					Poor
Electrical Systems & Components.					Poor
Landscape.				X	
Flat Works.					Poor
Fire & Safety.					Poor

27.1. Condition Status Menu:

27.1.1. **Good:** Satisfactory condition and functioning as intended.

27.1.2. **Fair:** Operating condition needing regular maintenance and upkeep.

27.1.3. **Poor:** Requires maintenance / upkeep or replacement.

28.0. Perspective Summary

The building's systems and components are evaluated relative to comparable "peer" properties. This assessment is inherently subjective, relying on the inspector's professional experience. The overall condition of the building systems, when compared to its peers, is categorized into one of the following six ratings:

1. **Significantly above average for properties in that peer group.**
2. **Somewhat above average for properties in that peer group.**
3. **Average or typical for properties in that peer group.**
4. **Somewhat below average for properties in that peer group.**
5. **Significantly below average for properties in that peer group.**
6. Unknown - not able to view/observe to formulate any type of an opinion of possible conditional issues, if any.

Overall Conditions

28.1. **Structure:** Average or typical for properties in that peer group.

28.2. **Exterior:** Somewhat below average for properties in that peer group.

28.3. **Interior:** Somewhat below average for properties in that peer group.

28.4. **Foundation:** Somewhat below average for properties in that peer group.

28.5. Roof: Somewhat below average for properties in that peer group.

28.6. Attics & Truss System: Unknown - not able to view/observe to formulate any type of an opinion of possible conditional issues, if any.

28.7. Plumbing: Somewhat below average for properties in that peer group.

28.8. HVAC (Heating - Ventilation - Air Conditioning): Somewhat below average for properties in that peer group.

28.9. Electrical: Somewhat below average for properties in that peer group.

28.10. Fire Protection: Significantly below average for properties in that peer group.

28.11. Data Systems: N/A.

28.12. Overall Level of Maintenance & Upkeep: Based on the inspection, the building and property are maintained at a poor level. Regular attention to identified maintenance items will help preserve the property's condition and extend the service life of building components.

29.0. Foundation

29.1. Type: Shallow and/or strip foundation.

29.2. Material: Appears to be poured in-place concrete.

Observation & Discussion

29.3. The following conditions of the foundation were observed.

29.3.1. Percentage of Interior Foundation is Concealed: Approximately 90% concealed by estimate.

29.3.2. The Following Conditions Where Observed Of The Foundation: Unknown - N/A.

29.3.3. Percentage of Exterior Foundation is Concealed: Approximately 80% concealed by estimate.

29.3.4. The Following Conditions Where Observed Of The Foundation: Small to moderate cracks are observed within the foundation at various locations.

Photos



30.0. Structural Framing & Building Envelop

Styles & Materials

- 30.1. **Building Framing Type:** Wood.
- 30.2. **Cladding / Siding Style:** Hardi-board / plank and wood.
- 30.3. **Trim:** Wood.
- 30.4. **Flashing:** Wood and metal.
- 30.5. **Sealants:** Rubber.

Observation & Discussion

- 30.6. **Building Framing:** N/A.
- 30.7. **Cladding:** Conditions of the cladding are the following observed.
 - 30.7.1. **Hardi-board / Plank:** Appears to be in satisfactory serviceable condition.
 - 30.7.2. **Wood:** Siding material exhibits minor deterioration and aging at various locations.
- 30.8. **Trim - Flashing - Sealants:** Trim, flashings and sealants exhibit minor to moderate deterioration, some wood rot due to water and moisture, light damage, missing flashing and sealants at various locations.

Photos



- 30.9. **Conclusion Recommendation Requirements:** Overall, the structure of the building appears to be within satisfactory serviceable condition for its age but requiring regular maintenance and upkeep.

30.10. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

30.11. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Cladding: Repair maintenance.	\$ 5,000.	\$10,000.	\$ 7,500.	\$ 7,500.
2. Trim & Flashing: Repair maintenance.	\$ 5,000.	\$10,000.	\$ 7,500.	\$15,000.
3. Total estimation before contingencies.	\$10,000.	\$20,000.	\$15,000.	\$15,000.
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 1,500.	\$ 3,000.	\$ 2,250.	\$ 2,250.
	\$11,500.	\$23,000.	\$17,250.	\$17,250.

31.0. Basement - Crawl Space - Ground Floor

31.1. Basement: None.

31.2. Crawl Space: None.

31.3. Ground Floor: Poured in-place concrete.

Observation & Discussion

31.4. Conditions of the concrete slab appears to be satisfactory serviceable condition.

Out of Scope Issue

Entering of the Crawl Space or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided. Due to finished building material coverings, furniture, storage material and many other items, not able to view all areas of the basement and therefore, there could be the potential of hidden issues that are unknown.

Photos



32.0. Exterior Fenestration System (i.e. Windows, Openings, Doors etc.)

32.1. Windows: Two type of windows are installed which are the following.

32.1.1. Wood framed with single pane glass.

32.1.2. Aluminum framed with single pane glass.

32.2. Doors: Two type of doors are installed which are the following.

32.2.1. Wood framed and door.

32.2.2. Wood framed and aluminum door.

32.3. Overhead Service Doors: Aluminum folding.

Observation & Discussion

32.4. Windows: Conditions of the windows are the following observed.

32.4.1. Older wood framed windows exhibit deterioration to the framing and trim, several have broken glass.

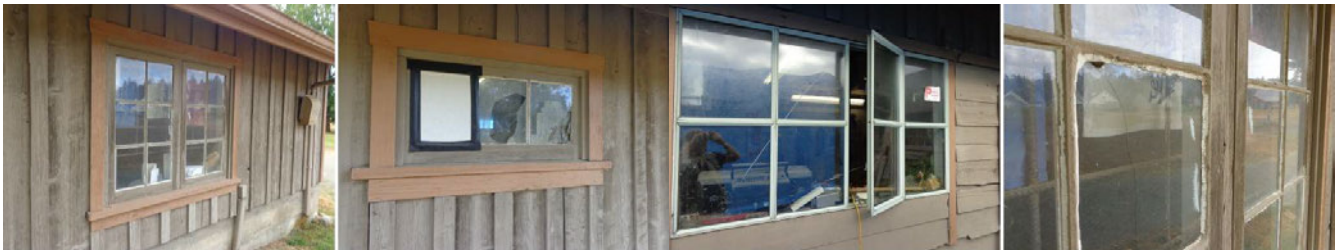
32.4.2. Aluminum windows exhibit broken glass.

32.5. Doors: Doors and framing exhibit material deterioration, light damage, aging.

32.6. Overhead Service Doors: Service doors appear to be in fair serviceable condition.

32.7. Recommendations: Recommend to obtain a professional contractor or specialist to update the windows and exterior doors due to present conditions.

Photos



32.8. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

32.9. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Replace exterior doors.	\$ 4,500.	\$ 7,200.	\$ 5,850.	\$ 5,850.
2. Replace exterior windows.	\$17,500.	\$28,500.	\$23,000.	\$28,850.
3. Total estimation before contingencies.	\$22,000.	\$35,700.	\$28,850.	\$28,850.
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 3,300.	\$ 5,355.	\$ 4,327.50	\$ 4,327.50
	\$25,000.	\$41,055.	\$33,177.50	\$33,177.50

33.0. Common Areas & Interior

Styles & Materials

33.1. Ceiling Materials: Wood.

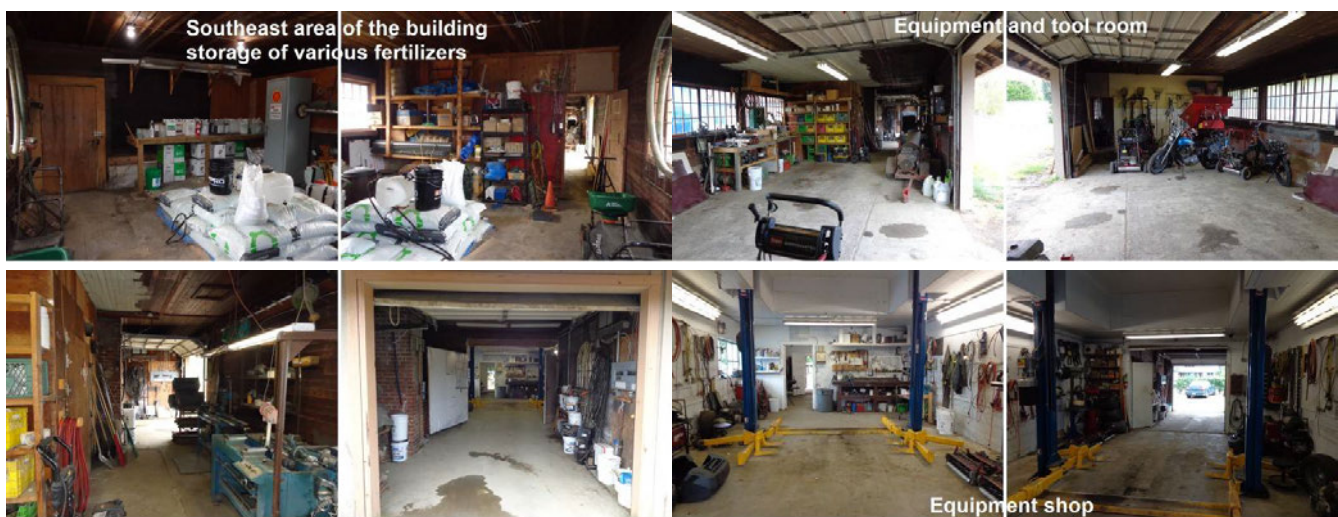
33.2. Wall Materials: Wood.

33.3. Floor Materials: No floor covering material installed, bare concrete slab surfaces.

Observation & Discussion

33.4. Ceiling & Wall Conditions: Due to the age and purpose of the building, the interior walls and ceilings exhibit various material deterioration, wear and cosmetics as expected.

Photos



- 33.5. Employee Restroom:** Conditions of the restroom is unknown, door was locked and suspect possible facility unknown issues.
- 33.6. Masonry Chimney:** Located center of the building is an old masonry chimney which is not in use. Appears to be abandoned.
- 33.7. Employee Break Room:** Appears generally serviceable with various cosmetic conditions from aging.
- 33.8. Green Keepers Office:** Appears generally serviceable with various cosmetic conditions from aging.

Photos



34.0 Roof

- 34.1. Roof Structure:** Wood.
- 34.2. Roof Design:** Gable.
- 34.3. Roof Covering Type:** Asphalt shingles.
- 34.4. Roof Underlay:** Unknown.
- 34.5. Roof Access:** N/A.
- 34.6. Observed Roof Covering From:** Ground.
- 34.7. Water Drainage Control Type:** Gutters and drain spouts.
- 34.8. Maintenance Logs Available:** There is no maintenance log available to indicated any type of maintenance and up keep to the roof covering and related components.
- 34.9. Age Of The Covering Material:** Exact age of the roof is unknown, no information available to confirm.

Observation & Discussion

- 34.10. Main Building Roof:** Roof covering material appears to be in satisfactory serviceable conditions. However, light to heavy moss growth is present on the surfaces and needs to be removed.

Photos



Photos - Continuation



34.11. Flashings: The following conditions related to roof flashings were observed:

34.11.1. Flashing around the masonry chimney is in poor condition and requires replacement. Deterioration may allow water penetration into the structure.

34.11.2. On the north side of the roof, a square metal vent has been installed without proper flashing or sealant. The installation appears to be done in a "handyman" fashion. This creates a potential entry point for water into the roof or attic areas.

34.11.3. On the south side of the roof, a similar square metal vent is observed, also lacking proper flashing and sealant. Like the north vent, this installation appears unprofessional and presents a risk of water intrusion.

34.11.4. Concluding Recommendation: A professional roofer needs to be obtained to perform further evaluation and repairs as and where needed to the roofs flashing to prevent potential and/or further water entry to the underside of the roofing material, membrane and/or into the attic.

Photos



34.12. Roof Drainage - Gutters & Drain Spouts: The following conditions and issues to the gutters and drain spouts are viewed at various locations:

34.12.1. Damage to the gutters is viewed at various locations.

34.12.2. Damage to the drain spouts is viewed at various locations.

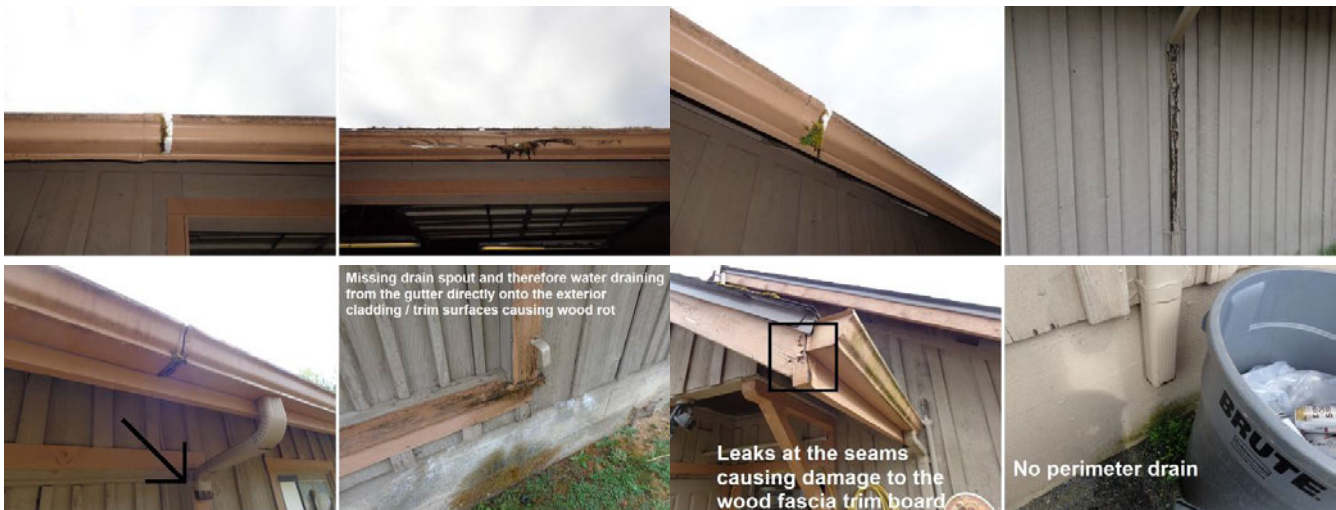
34.12.3. Leaking is observed at the drain spout elbows and/or seams.

34.12.4. Leaking is observed at the gutters connections.

34.12.5. Missing drain spouts are viewed.

34.12.6. Concluding Recommendation: Need to obtain a professional gutter contractor to replace the gutters and drain spouts due to current conditional issues.

Photos



34.13. Storm Water Perimeter Drainage System: There appears to be no perimeter drainage system in place to manage water discharged from the gutters and downspouts. As a result, roof runoff does not appear to be directed into a storm drainage system. This may lead to water pooling around the foundation, increasing the risk of moisture intrusion, soil erosion, and potential foundation issues.

Out of Scope Issue

Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria. Perimeter drainage is concealed underground and was not inspected on the day of the inspection and is not part of this report. For any concerns regarding water ingress into the house from failed or missing perimeter drainage contact a professional underground drainage company. The inspection does not include the inspection of the concealed aspects of drainage system, an internal scope of the drainage system is required to verify adequate operation.

34.14. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

34.15. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Clean moss off roof surfaces.	\$ 1,200.	\$ 1,800.	\$ 1,500.	\$ 1,500.
2. Repair roof surface and install correct flashing at roof mechanical penetrations.	\$ 3,000.	\$ 7,000.	\$ 5,000.	\$ 6,500.
3. Remove old drainage system and install new gutters and drain spouts.	\$ 8,000.	\$12,000.	\$10,000.	\$16,500.
4. Total estimation before contingencies.	\$12,200.	\$20,800.	\$16,500.	\$16,500.
5. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 1,830.</u>	<u>\$ 3,120.</u>	<u>\$ 2,475.</u>	<u>\$ 2,475.</u>
	\$14,030.	\$23,920.	\$18,975.	\$18,975.

35.0. Attics - Truss System - Insulation

- 35.1. **Attics:** Appears to be present for the type of roof designed constructed (gable - peak).
 35.2. **Access:** Present.
 35.3. **Truss System:** Unknown.
 35.4. **Insulation Roof:** Unknown.
 35.5. **Insulation Walls:** Unknown.
 35.6. **Insulation Floors:** N/A.

Observation & Discussion

- 35.7. Attic could not be accessed due to that hatch covering is secured in place and therefore not movable. Therefore, a visual inspection of the trusses, insulation (type - depth - R value), roof sheathing membrane, venting/air flow (from soffits to peak of roof), any past or present water seepage (water - moisture - mold - mildew) and general roof materials can not be reported as to current condition.

36.0. Plumbing

- 36.1. **Main Water Service Line:** Location of the main water service is unknown.
 36.2. **Water Service Supply Shut Off Valve:** N/A.
 36.3. **Pressure Regulator Valve:** N/A.
 36.4. **Type of Water Pipes:** Copper.
 36.5. **Type of Waste Pipes:** Plastic ABS type.
 36.6. **Hot Water Heater Storage Tanks:** Hot water tank installed within the building.
 36.7. **Maintenance Logs Available:** There is no maintenance log available to indicated any type of maintenance and up keep to the plumbing systems and related components.

Observation & Discussion

- 36.8. **Water Service Pipes:** Where exposed to view, appear to be in "fair" condition.
 36.9. **Waste Water Service Drain Pipes:** Where exposed to view, appear to be in "fair" condition.
 36.10. **Hot Water Tank Storage Heater Conditions:** The following conditions of the hot water heater tanks are known.

<u>Hot Water Tank Storage Heater Location</u>	<u>Manufacture</u>	<u>Model</u>	<u>Serial Number</u>	<u>Age Years</u>	<u>Condition</u>
Employee Break Room	GSW	SS12SEB	S0308528334	22	Poor

36.11. Condition Status Menu:

- 36.11.1. **Good:** Satisfactory condition and functioning as intended.
 36.11.2. **Fair:** Operating condition needing regular maintenance and upkeep.
 36.11.3. **Poor:** At or near life expectancy and should be replaced.

Out of Scope Issues:

Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Winterization of the irrigation system is required annually in October to prevent freezing. High pressure air injected through each irrigation zone to remove all water is required by a qualified Irrigation Contractor.

Photos

36.12. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

36.13. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Replace hot water tank.	\$1,200.	\$2,200.	\$1,700.	\$1,700.
2. Total estimation before contingencies.	<u>\$1,200.</u>	<u>\$2,200.</u>	<u>\$1,700.</u>	<u>\$1,700.</u>
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 180.	\$ 330.	\$ 255.	\$ 255.
	\$1,380.	\$2,530.	\$1,955.	\$1,955.

37.0. HVAC (Heating - Ventilation - Air Conditioning)

37.1. Heating Equipment Type: Wall mounted heaters.

37.2. Energy Source for Heat: Electric.

Observation & Discussion

37.3. Wall mounted heaters are operational (old and nearing life expectancy).

37.4. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

37.5. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Replace wall mounted heater.	\$2,500.	\$6,000.	\$4,250.	\$4,250.
2. Total estimation before contingencies.	<u>\$2,500.</u>	<u>\$6,000.</u>	<u>\$4,250.</u>	<u>\$4,250.</u>
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 375.	\$ 900.	\$ 637.50	\$ 637.50
	\$2,875.	\$6,900.	\$4,887.50	\$4,887.50

38.0. Electrical

38.1. Electrical Service Type: Underground from Hydro kiosk or vault.

38.2. Transformer: N/A.

38.3. Main Service Switch Gear Panel: 200 amps.

38.4. Meters: Present and intact.

38.5. Electrical Sub-Panels: One.

38.6. Electrical Service Conductors: 120 / 240 volt.

38.7. Type of Wiring Material: NMD 90 copper and aluminum.

38.8. Backup Electrical: None.

38.9. Maintenance Logs Available: There is no maintenance log available to indicated any type of maintenance and up keep to the electrical systems and related components.

PhotosObservation & Discussion

38.10. The main service and sub-panels are divided into the following areas:

<u>Panel Location</u>	<u>Amperage Service</u>	<u>Condition</u>	<u>Electrical Issues</u>
S.15(1)(l)	200 amps	Good	Panel needs to be labeled
S.15(1)(l)	Unknown	Good	

38.11. Condition Status Menu:

38.11.1. Good: Satisfactory condition and functioning as intended.

38.11.2. Fair: Some electrical issues viewed and in need attention.

38.11.3. Poor: Several electrical issues and/or outdated which requires immediate attention.

38.12. Common Electrical - Wiring: Wiring were examined by observation (where exposed) and the general condition is considered to be in satisfactory serviceable condition.

38.13. Common Electrical - Lighting: Lighting were examined by observation and the general condition is considered to be in satisfactory serviceable condition.

38.14. Common Electrical - Switches: A representative sample of light switches were examined and the general condition is considered to be in satisfactory serviceable condition.

38.15. Common Electrical - Receptacles: A representative sample of receptacles were examined and the general condition is considered to be in satisfactory serviceable condition.

39.0. Fire Protection

- 39.1. **Fire Alarm System:** None observed.
- 39.2. **Life Safety Exit Signs:** None observed.
- 39.3. **Emergency Escape Plans Visible:** None observed.
- 39.4. **Emergency Lighting System:** None observed.
- 39.5. **Fire Extinguishers:** Present and inspection tag is expired.
- 39.6. **Heat Sensors:** N/A.
- 39.7. **Smoke Detectors:** N/A.
- 39.8. **Carbon Monoxide Detectors:** N/A.
- 39.9. **Fire Hydrant:** Yes, near by.

Observation & Discussion

- 39.10. **Fire Extinguishers:** Annual inspection of all fire extinguishers is required annually by a qualified contractor.

Photos



40.0. Data Systems (Telephone - Internet Communications)

- 40.1. **Telephone:** N/A.
- 40.2. **Internet - WiFi:** Unknown.

41.0. Landscaping - Topography Grade & Slope

- 41.1. **Landscaping:** The surrounding landscape is in satisfactory condition (work yard).
- 41.2. **Topography Grade & Slope:** The grade of the property is satisfactory sloping away from the foundation with the exception at the southeast side of the building (overgrown / pipes, etc). Overall, site drainage is satisfactory.

Photos



42.0. Roadway Access - Parking - Paving & Curbing - Catch Basins - Site Drainage

42.1. **Roadway Access:** Access to the building is from the west and east.

42.2. **Parking:** Not applicable.

42.3. **Paving / Hard Surfaces Parking Lot/s:** Not applicable.

42.4. **Curbing And Wheel Stops:** Not applicable.

42.5. **Catch Basins:** Not applicable.

43.0. Garbage Bin/s & Oil Collection Drum/s - Ground Level Fuel Storage

43.1. **Garbage Bins:** Appear to be satisfactory serviceable.

Photos



43.2. **Oil Collection Drum/s:** At the **s.15(1)(l)** of the building, there is an enclosed space designated for the storage of used engine oil in multiple barrels. No visible oil spills were observed at the time of inspection. However, it is recommended that the current storage and handling practices be evaluated to ensure compliance with environmental regulations and to prevent any potential environmental contamination or hazards.

Photos



43.3. Exterior Above Ground Fuel Storage: The exterior above-ground fuel storage tanks appear to be in serviceable condition and are properly contained within a concrete spill containment enclosure. No visible signs of leakage or structural concerns were observed at the time of inspection. However, the containment enclosure should be cleaned of vegetation and construction debris.

Photos



43.4. Older Building Materials: Due to the age of the building, there are a mix of older and newer types of building materials. A few older type of construction materials were identified during the inspection that could potentially contain the existing presence of asbestos fibers of which are the following materials that were viewed.

43.4.1. Indication Item: Older windows sealant putty.

Photos



43.5. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

43.6. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. ACM investigation.	\$1,700.	\$2,800.	\$2,250.	\$2,250.
2. Total estimation before contingencies.	<u>\$1,700.</u>	<u>\$2,800.</u>	<u>\$2,250.</u>	<u>\$2,250.</u>
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 255.</u>	<u>\$ 420.</u>	<u>\$ 337.50</u>	<u>\$ 337.50</u>
	<u>\$1,955.</u>	<u>\$3,220.</u>	<u>\$2,587.50</u>	<u>\$2,587.50</u>

Building Profile

Mower Equipment & Golf Cart Storage



Building Profile

44.0. Mower Equipment & Golf Cart Storage Overview

Rectangular wood framed building which accommodates golf course mowing equipment and provide electrical charging facilities for golf carts. Building has no plumbing or heating systems.

45.0. Building & Mechanical Maintenance

Building and property maintenance plays a vital role in preserving the condition and functionality of both structural and mechanical systems. Routine maintenance inspections should be incorporated into every building and property owner's annual maintenance program. A yearly service of key systems including electrical, exterior building envelope, and roof should be undertaken to ensure optimal performance and longevity.

The following list identifies any known maintenance requirements for building components and mechanical systems, based on observed conditions at the time of the PCA and/or within specified maintenance time frames.

<u>Building & Mechanical Maintenance</u>	<u>Within 12 Months</u>	<u>Within 36 Months</u>	<u>Within 5 Years</u>	<u>Unknown</u>	<u>Required Or Needed Now</u>
Exterior Cladding					Poor
Exterior Trims / Flashings / Sealants.					Poor
Exterior Windows / Doors.					Poor
Exterior Water Drainage Control.					Poor
Roof Coverings / Flashings / Sealants.		Fair			
Electrical Systems & Components.		Fair			

45.1. Condition Status Menu:

45.1.1. **Good:** Satisfactory condition and functioning as intended.

45.1.2. **Fair:** Operating condition needing regular maintenance and upkeep.

45.1.3. **Poor:** Requires maintenance / upkeep or replacement.

46.0. Perspective Summary

The building's systems and components are evaluated relative to comparable "peer" properties. This assessment is inherently subjective, relying on the inspector's professional experience. The overall condition of the building systems, when compared to its peers, is categorized into one of the following six ratings:

1. **Significantly above average for properties in that peer group.**
2. **Somewhat above average for properties in that peer group.**
3. **Average or typical for properties in that peer group.**
4. **Somewhat below average for properties in that peer group.**
5. **Significantly below average for properties in that peer group.**
6. Unknown - not able to view/observe to formulate any type of an opinion of possible conditional issues, if any.

Overall Conditions

- 46.1. **Structure:** Average or typical for properties in that peer group.
- 46.2. **Exterior:** Somewhat below average for properties in that peer group.
- 46.3. **Interior:** Average or typical for properties in that peer group.
- 46.4. **Foundation:** Average or typical for properties in that peer group.
- 46.5. **Roof:** Average or typical for properties in that peer group.
- 46.6. **Attic & Truss System:** Average or typical for properties in that peer group.
- 46.7. **Electrical:** Average or typical for properties in that peer group.
- 46.8. **Overall Level of Maintenance & Upkeep:** Based on the inspection, the building and property are maintained at a fair level. Regular attention to identified maintenance items will help preserve the property's condition and extend the service life of building components.

47.0. Foundation

- 47.1. **Type:** Shallow foundation.
- 47.2. **Material:** Appears to be poured in-place concrete.

Observation & Discussion

- 47.3. The following conditions of the foundation were observed.
 - 47.3.1. **Percentage of Interior Foundation is Concealed:** Approximately 50% concealed by estimate.
 - 47.3.2. **The Following Conditions Were Observed Of The Foundation:** Where the foundation is not concealed, appears serviceable (above the finished grade). Where the foundation is hidden below the finished grade, conditions of the foundation is unknown.
 - 47.3.3. **Percentage of Exterior Foundation is Concealed:** Approximately 50% concealed by estimate.
 - 47.3.4. **The Following Conditions Were Observed Of The Foundation:** Where the foundation is not concealed, appears serviceable (above the finished grade). Where the foundation is hidden below the finished grade, conditions of the foundation is unknown.

48.0. Structural Framing & Building Envelop

Styles & Materials

48.1. Building Framing Type: Wood framing.

48.2. Cladding / Siding Style: Wood.

48.3. Trim: Wood.

48.4. Flashing: Wood and metal.

48.6. Sealants: N/A.

Observation & Discussion

48.7. Building Framing: Framing of the building appears to be in satisfactory serviceable condition.

48.8. Cladding: Conditions of the cladding are the following observed.

48.8.1. Southeast side of the building, select areas of the siding material exhibit material deterioration and light damage.

48.8.2. South end of the building, siding material exhibit material damage and deterioration, replacement is needed.

48.9. Trim - Flashing: Appear to be generally overall satisfactory serviceable.

48.10. Conclusion Recommendation Requirements: Due to the present conditional issues viewed, obtain the professional services of a professional contractor to undertake minor maintenance repairs and/or material replacement as and where needed to protect building materials.

Photos



48.11. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

48.12. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Cladding: Maintenance repairs and replacement.	\$ 7,500.	\$14,200.	\$10,850.	\$10,850.
2. Trim - Flashing: Maintenance repairs and replacement.	\$ 2,500.	\$ 4,600.	\$ 3,550.	\$14,400.
3. Total estimation before contingencies.	\$10,000.	\$18,800.	\$14,400.	\$14,400.
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 1,500.	\$ 2,820.	\$ 2,160.	\$ 2,160.
	\$11,500.	\$21,620.	\$16,560.	\$16,560.

49.0. Basement - Crawl Space - Ground Floor

49.1. Basement: None.

49.2. Crawl Space: None.

49.3. Ground Floor: None, open gravel and dirt covering.

50.0. Exterior Fenestration System (i.e. Windows, Openings, Doors etc.)

50.1. Windows: Aluminum framed single pane glass.

50.2. Doors: Wood framed / doors.

50.3. Overhead Service Doors: Metal.

Observation & Discussion

50.4. Windows: Most all of the windows have been removed and opening boarded up with sheathing. Windows observed at the east side of the building appear to be in serviceable condition with the exception of a few broken glass panes.

50.5. Doors: Appear to be in satisfactory serviceable condition.

50.6. Overhead Service Doors: Appear to be in satisfactory serviceable condition.

Photos



50.7. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

50.8. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Update existing windows.	\$8,000.	\$12,000.	\$10,000.	\$10,000.
2. Total estimation before contingencies.	\$8,000.	\$12,000.	\$10,000.	\$10,000.
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$1,200.</u>	<u>\$ 1,800.</u>	<u>\$ 1,500.</u>	<u>\$ 1,500.</u>
	\$9,200.	\$13,800.	\$11,500.	\$11,500.

51.0. Common Areas & Interior

Styles & Materials

51.1. Ceiling Materials: None, open.

51.2. Wall Materials: None, open.

51.3. Floor Materials: None.

Photos



52.0 Roofs

52.1. Roof Structure: Wood.

52.2. Roof Design: Truss.

52.3. Roof Covering Type: Asphalt shingles.

52.4. Roof Underlay: Tar paper.

52.5. Roof Access: N/A.

52.6. Observed Roof Covering From: Ground.

52.7. Water Drainage Control Type: Gutters and drain spouts.

52.8. Maintenance Logs Available: There is no maintenance log available to indicated any type of maintenance and up keep to the roof covering and related components.

52.9. Age Of The Covering Material: Exact age of the roof is unknown, no information available to confirm.

Observation & Discussion

52.10. Main Building Roof: Roof covering material appears to be in satisfactory serviceable conditions. However, light to heavy moss growth is present on the surfaces and needs to be removed.

Photos



52.11. Flashings: The following conditions related to roof flashings were observed:

52.11.1. The rubber boot flashings at the base of the metal light poles on the roof are deteriorated and therefore creates a potential entry point for water into the building.

52.11.2. Concluding Recommendation: A professional roofer needs to be obtained to perform further evaluation and repairs as and where needed to the roofs flashing to prevent potential and/or further water entry to the underside of the roofing material, membrane and/or into the attic.

Photos



52.12. Roof Drainage - Gutters & Drain Spouts: The following conditions and issues to the gutters and drain spouts are viewed at various locations:

52.12.1. Damage to the gutters is viewed at various locations.

52.12.2. Damage to the drain spouts is viewed at various locations.

52.12.3. Leaking is observed at the drain spout elbows and/or seams.

52.12.4. Leaking is observed at the gutters connections.

52.12.5. Missing drain spouts are viewed.

52.12.6. Concluding Recommendation: Need to obtain a professional gutter contractor to replace the gutters and drain spouts due to current conditional issues.

Photos



52.13. Storm Water Perimeter Drainage System: There appears to be no perimeter drainage system in place to manage water discharged from the gutters and downspouts. As a result, roof runoff does not appear to be directed into a storm drainage system. This may lead to water pooling around the foundation, increasing the risk of moisture intrusion, soil erosion, and potential foundation issues.

Out of Scope Issue

Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria. Perimeter drainage is concealed underground and was not inspected on the day of the inspection and is not part of this report. For any concerns regarding water ingress into the house from failed or missing perimeter drainage contact a professional underground drainage company. The inspection does not include the inspection of the concealed aspects of drainage system, an internal scope of the drainage system is required to verify adequate operation.

52.14. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

52.15. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Clean moss off roof surfaces.	\$ 1,000.	\$ 1,300.	\$1,150.	\$ 1,150.
2. Replace flashing at roof penetrations.	\$ 1,700.	\$ 2,800.	\$4,500.	\$ 5,650.
3. Remove old drainage system and install new gutters and drain spouts.	\$ 7,000.	\$10,000.	\$8,500.	\$14,150.
4. Total estimation before contingencies.	<u>\$ 9,700.</u>	<u>\$14,100.</u>	<u>\$14,150.</u>	<u>\$14,150.</u>
5. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 1,455.</u>	<u>\$ 2,115.</u>	<u>\$ 2,122.50</u>	<u>\$ 2,122.50</u>
	<u>\$11,155.</u>	<u>\$16,215.</u>	<u>\$16,272.50</u>	<u>\$16,272.50</u>

53.0. Attics - Truss System - Insulation

53.1. Attics: None.

53.2. Insulation Roof: None.

53.3. Insulation Walls: None.

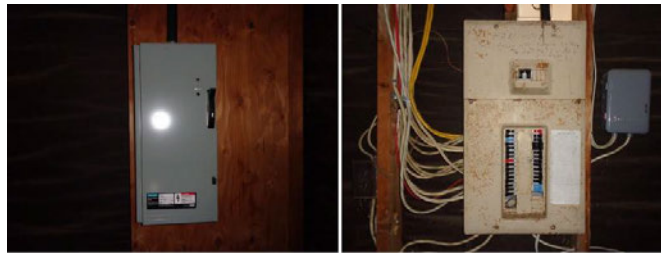
53.4. Insulation Floors: N/A.

Photos



54.0. Electrical

- 54.1. Electrical Service Type:** Underground from unknown kiosk or underground vault.
- 54.2. Transformer:** N/A.
- 54.3. Main Service Switch Gear Panel:** 100 amps.
- 54.4. Meters:** Present and intact.
- 54.5. Electrical Sub-Panels:** None.
- 54.6. Electrical Service Conductors:** 120 / 240 volt.
- 54.7. Type of Wiring Material:** NMD 90 copper and aluminum.
- 54.8. Backup Electrical:** None.
- 54.9. Maintenance Logs Available:** There is no maintenance log available to indicated any type of maintenance and up keep to the electrical systems and related components.

PhotosObservation & Discussion

- 54.10.** The main service is divided into the following areas:

<u>Panel Location</u>	<u>Amperage Service</u>	<u>Condition</u>	<u>Electrical Issues</u>
s.15(1)(f)	100 amps	Good	Panel needs to be re-labeled

54.11. Condition Status Menu:

- 54.11.1. Good:** Satisfactory condition and functioning as intended.
- 54.11.2. Fair:** Some electrical issues viewed and in need attention.
- 54.11.3. Poor:** Several electrical issues and/or outdated which requires immediate attention.

- 54.12. Common Electrical - Wiring:** Wiring were examined by observation (where exposed) and the general condition is considered to be in satisfactory serviceable condition.

- 54.13. Common Electrical - Lighting:** Lighting were examined by observation and the general condition is considered to be in satisfactory serviceable condition.

- 54.14. Common Electrical - Switches:** A representative sample of light switches were examined and the general condition is considered to be in satisfactory serviceable condition.

- 54.15. Common Electrical - Receptacles:** A representative sample of receptacles were examined and the general condition is considered to be in satisfactory serviceable condition.

55.0. Fire Protection

55.1. **Fire Extinguishers:** Present and inspection tag attached

Observation & Discussion

55.2. **Fire Extinguishers:** Annual inspection of all fire extinguishers is required annually by a qualified contractor.

Photos



Building Profile

Equipment & Golf Cart Storage (Bunker)



Building Profile

56.0. Equipment & Golf Cart Storage Overview

This older building is a solid concrete storage bunker originally built for military armament use and then later used agricultural purposes. The structure of the building is designed and constructed entirely of reinforced concrete is mostly buried. Presently, the bunker is used for the storage and electrical charging of golf carts and various building materials.

57.0. Exterior

Exterior of the bunker is mostly covered with ground soils with various areas of the concrete exposed.

Photos



58.0. Exterior Fenestration System (i.e. Windows, Openings, Doors etc.)

58.1. Windows: None.

58.2. Doors: Wood framed / doors. Appear to be in satisfactory serviceable condition with surface wear.

59.0. Common Areas & Interior

Styles & Materials

59.1. Ceiling Materials: None, open exposed concrete, conditions appear serviceable.

59.2. Wall Materials: None, open exposed concrete, conditions appear serviceable.

59.3. Floor Materials: Concrete slab and open ground soils.

Photos



60.0. Electrical

60.1. Electrical Service Type: Underground from underground vault.

60.2. Transformer: N/A.

60.3. Main Service Switch Gear Panel: 200 amps.

60.4. Meters: Present and intact.

60.5. Electrical Sub-Panels: None.

60.6. Electrical Service Conductors: 120 / 240 volt.

60.7. Type of Wiring Material: NMD 90 copper and aluminum.

60.8. Backup Electrical: None.

60.9. Maintenance Logs Available: There is no maintenance log available to indicated any type of maintenance and up keep to the electrical systems and related components.

Photos



Observation & Discussion

60.10. The main service is divided into the following areas:

<u>Panel Location</u>	<u>Amperage Service</u>	<u>Condition</u>	<u>Electrical Issues</u>
s.15(1)(l)	100 amps	Good	Panel needs to be labeled

60.11. Condition Status Menu:

60.11.1. Good: Satisfactory condition and functioning as intended.

60.11.2. Fair: Some electrical issues viewed and in need attention.

60.11.3. Poor: Several electrical issues and/or outdated which requires immediate attention.

60.12. Common Electrical - Wiring: Wiring were examined by observation (where exposed) and the general condition is considered to be in satisfactory serviceable condition.

60.13. Common Electrical - Lighting: Lighting were examined by observation and the general condition is considered to be in satisfactory serviceable condition.

60.14. Common Electrical - Switches: A representative sample of light switches were examined and the general condition is considered to be in satisfactory serviceable condition.

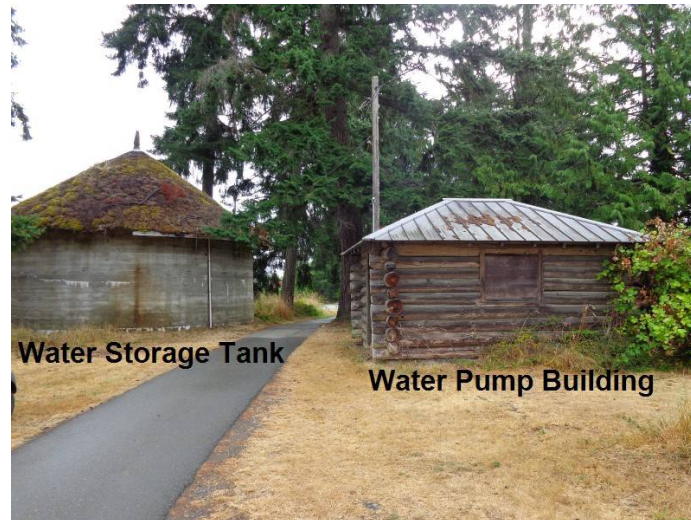
60.15. Common Electrical - Receptacles: A representative sample of receptacles were examined and the general condition is considered to be in satisfactory serviceable condition.

61.0. Fire Protection

61.1. Fire Extinguisher: Present and inspection tag attached.

Buildings Profile

Water Well Pump Buildings & Water Storage Tank



Building & Water Tank Profile

62.0. Water Well Pump Building

This structure is an older building constructed with round peeled logs and features a wooden floor. The roof is metal and is supported by wooden truss framing. The building has covered window openings and a wooden door. Inside, it houses an electric water well pump system along with associated electrical services.

Photos



62.1. Condition Recommendations: The overall condition of the building, including the water pump equipment and electrical systems, is poor and considered to be at the end of its life expectancy. Due to the deteriorated state of the structure and supporting systems, full replacement of the building and all associated equipment is recommended.

62.2. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

62.3. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Remove and replace building - 256 sq. ft. new.	\$32,000.	\$45,000.	\$38,500.	\$38,500.
2. Replace by upgrading electrical.	\$12,500.	\$18,600.	\$15,550.	\$54,050.
3. Total estimation before contingencies.	\$44,500.	\$63,600.	\$54,050.	\$54,050.
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 6,675.	\$ 9,540.	\$ 8,107.50	\$ 8,107.50
	\$51,175.	\$73,140.	\$62,157.50	\$62,157.50

63.0. Water Storage Tank - Northwest

This structure is a holding tank for water used by the golf course designed and constructed of concrete. The roof is a wooden structure.

Photos



63.1. Condition Recommendations: The overall condition of the concrete water tank and roof is poor and considered to be at the end of its life expectancy. Due to the deteriorated state of the structure and supporting systems, recommend to obtain a professional engineer to assess the concrete structure before any repairs are undertaken.

63.2. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

63.3. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System Assessment</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Engineer assessment of structure.	\$2,500.	\$5,500.	\$4,000.	\$4,000.
2. Total estimation before contingencies.	\$2,500.	\$5,500.	\$4,000.	\$4,000.
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 375.	\$ 825.	\$ 600.	\$ 600.
	\$2,875.	\$6,325.	\$4,600.	\$4,600.

<u>Building Component Or System Reconstruction</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Roof: Remove old and rebuild roof structure.	\$25,000.	\$65,000.	\$45,000.	\$45,000.
2. Total estimation before contingencies.	\$25,000.	\$65,000.	\$45,000.	\$45,000.
3. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 3,750.	\$ 9,750.	\$ 6,750.	\$ 6,750.
	\$28,750.	\$74,750.	\$51,750.	\$51,750.

64.0. Water Well Pump Building One

This structure is located **s.15(1)(l)** The structure of the building is constructed of concrete cinder blocks, concrete slab floor and wooden structure roof with asphalt shingles covering. Inside, it houses an electric water well pump system along with associated electrical services.

Photos



64.1. Condition Recommendations: The overall conditions of the building, water pump equipment and electrical appears to be satisfactory serviceable.

65.0. Water Well Pump Building Two

This structure is located at the **s.15(1)(l)** of the property. The structure of the building is constructed of wood framing, concrete slab floor and wooden structure roof with asphalt shingles covering. Inside, it houses an electric water well pump system along with associated electrical services.

Photos



Photos - Continuation

65.1. Condition Recommendations: The overall condition of the building structure, including the water pump equipment and electrical systems is very poor, pose electrical hazards and considered to be at the end of its life expectancy. Due to the deteriorated state of the structure and supporting systems, full replacement of the building and all associated equipment is recommended.

65.2. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

65.3. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Remove and replace building - 256 sq. ft. new.	\$35,000.	\$48,000.	\$41,500.	\$41,500.
2. Maintenance repair of electrical equipment.	\$ 5,000.	\$ 8,000.	\$ 6,500.	\$48,000.
3. Mechanical water pump equipment assessment.	\$ 1,500.	\$ 2,500.	\$ 2,000.	\$50,000.
4. Total estimation before contingencies.	\$41,500.	\$58,500.	\$50,000.	\$50,000.
5. Contingencies - unforeseen and/or additional costs.				
Additional 15% of all low, high and median costs.	\$ 6,225.	\$ 8,775.	\$ 7,500.	\$ 7,500.
	\$47,725.	\$67,250.	\$57,500.	\$57,500.

66.0. Water Well Pump Building Three

This structure is located at the **s.15(1)(l)** of the property. The structure of the building is constructed of wood framing, concrete slab floor and wooden structure roof with asphalt shingles covering. Inside, it houses an electric water well pump system along with associated electrical services.

Photos



66.1. Condition Recommendations: The overall condition of the building structure, including the water pump equipment and electrical systems is very poor, pose electrical hazards and considered to be at the end of its life expectancy. Due to the deteriorated state of the structure and supporting systems, full replacement of the building and all associated equipment is recommended.

66.1. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

66.2. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Remove and replace building - 144 sq. ft. new.	\$20,000.	\$28,000.	\$24,000.	\$24,000.
2. Maintenance repair of electrical equipment.	\$ 4,000.	\$ 7,000.	\$ 5,500.	\$29,500.
3. Mechanical water pump equipment assessment.	\$ 1,500.	\$ 2,500.	\$ 2,000.	\$31,500.
4. Total estimation before contingencies.	<u>\$25,500.</u>	<u>\$37,500.</u>	<u>\$31,500.</u>	<u>\$31,500.</u>
5. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 3,825.	\$ 5,625.	\$ 4,725.	\$ 4,725.
	<u>\$29,325.</u>	<u>\$43,125.</u>	<u>\$36,225.</u>	<u>\$36,225.</u>

67.0. Water Well Pump Building Four

This structure is located at the **s.15(1)(l)** of the property. The structure of the building is constructed of wood framing. Access was not achievable and therefore, further investigation is required to assess the electric water well pump system along with associated electrical services.

Photos



67.1. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

67.2. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Remove and replace building - 144 sq. ft. new.	\$12,000.	\$18,000.	\$15,000.	\$15,000.
2. Maintenance repair of electrical equipment (assuming) & (estimate).	\$ 2,500.	\$ 5,000.	\$ 7,500.	\$22,500.
3. Mechanical water pump equipment assessment (assuming) & (estimate).	\$ 1,000.	\$ 2,000.	\$ 1,500.	\$24,000.
4. Total estimation before contingencies.	\$15,500.	\$25,000.	\$24,000.	\$24,000.
5. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 2,325.	\$ 3,750.	\$ 3,600.	\$ 3,600.
	\$17,825.	\$28,750.	\$27,600.	\$27,600.

68.0. Concession Stand & Restrooms

Located in the southern section of the closed-off area of the golf course, the concession stand and restroom building sit between the original 4th and 11th holes. When the current owners closed 9 of the 18 holes in 2021, both buildings were also shut down and boarded up. They are currently locked, with no available keys, and as a result, the interior conditions—including electrical and plumbing systems—are unknown. The exteriors of both buildings show signs of wear and require maintenance and general upkeep.

Photos



68.1. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialist to further investigate and undertake the necessary repairs where required.

68.2. Estimation: The following chart details the estimated costs of repairs. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

<u>Building Component Or System</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Concession stand maintenance repairs.	\$ 5,000.	\$ 8,000.	\$ 6,500.	\$ 6,500.
2. Restrooms maintenance repairs.	\$ 5,000.	\$ 8,000.	\$ 6,500.	\$13,000.
3. Total estimation before contingencies.	<u>\$10,000.</u>	<u>\$16,000.</u>	<u>\$13,000.</u>	<u>\$13,000.</u>
4. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$ 1,500.</u>	<u>\$ 2,400.</u>	<u>\$ 1,950.</u>	<u>\$ 1,950.</u>
	<u>\$11,500.</u>	<u>\$18,400.</u>	<u>\$14,950.</u>	<u>\$14,950.</u>

69.0. Golf Course Conditions

69.1. Golf Course Conditions 9-Hole Layout

69.1.1. Fairways: The fairways throughout the 9-hole course are in generally good condition. Areas of uneven turf growth and thinning grass are present, likely due to limited irrigation and maintenance. Some sections show signs of soil compaction and weed encroachment, which may require aeration, over-seeding, and weed control to restore optimal playing conditions. Drainage appears to be inconsistent in certain low-lying areas.

69.1.2. Greens: The putting greens vary in condition. While some retain playable surfaces, others exhibit patchy turf, bare spots, and signs of poor water management. Turf density and smoothness are inconsistent, and in some areas, grass types appear mixed or invasive. Regular mowing, fertilization, and potentially full resurfacing may be necessary to bring greens back to a high standard of playability.

69.1.3. Tee Boxes: Tee-off areas show some noticeable wear, with several tee boxes having compacted or bare soil and minimal turf coverage. Leveling may be required on certain tees due to settling or erosion. Improved signage and markers may also be necessary to enhance course usability and visual appeal. Overall, tee surfaces require reseeding or sod replacement, as well as leveling and irrigation review.

69.1.4. Cart Paths: The cart paths are in fair condition, with several areas exhibiting cracking, erosion, and tree root and weed overgrowth. Some paths have deteriorated to the point of being uneven or hazardous for cart travel. Sections composed of gravel or dirt may require re-grading or resurfacing. Restoration of the cart paths would improve overall course access and reduce wear on turf from off-path cart travel.

Photos



69.2. Golf Course Conditions 9-Hole Layout (Abandoned For 5 Years)

69.2.1. Fairways: The fairways have been left unmanaged for five years, resulting in significant overgrowth and deterioration. Native grasses, weeds, and brush have overtaken most fairway areas, making the original playing surfaces largely indistinguishable. Soil compaction, erosion, and animal activity are evident throughout, and any previous turf grass species have likely been out competed by invasive vegetation. Restoring the fairways would require complete clearing, grading, reseeding or sodding, and likely the reinstallation of irrigation infrastructure.

69.2.2. Greens: The putting greens are in advanced stages of deterioration. Without consistent mowing, watering, or turf management, the original putting surfaces are now overrun with weeds, moss, and wild grasses. Turf grass species specific to greens have likely died off, and the subsoil may have become compacted or contaminated. Additionally, evidence of burrowing animals or surface erosion may be present. Rehabilitation of the greens would necessitate full excavation, re-contouring, reinstallation of drainage and irrigation systems, and complete re-turfing.

69.2.3. Tee Boxes: Tee-off areas are largely unrecognizable due to vegetation overgrowth and natural erosion. Tee boxes have suffered from soil settling, encroaching brush, and in some cases, structural degradation if built on raised or bordered platforms. Turf cover is nonexistent or sparse, and any markers or signs have likely been removed, weathered, or vandalized. Restoration would require clearing, re-grading, and turf replacement, as well as rebuilding or replacing tee markers and signage.

69.2.4. Cart Paths: Cart paths are in varying stages of decay depending on their construction material. Asphalt paths are cracked, heaved, or broken due to weather exposure and root intrusion. Gravel or dirt paths are overgrown, washed out, or deeply rutted. Many sections may be impassable and pose safety hazards. Full restoration would involve debris removal, surface grading, and complete resurfacing or reconstruction of the path network.

Photos



Photos - Continuation

69.3. Restoring 9-Hole Golf Course: Restoring a 9-hole golf course fairway system that has been abandoned for five years and can be very costly because essentially rebuilding the playing surfaces from scratch. Costs depend heavily on location, soil conditions, irrigation needs, and whether choosing seeding or sodding. The following costs for restoration of the fairways is based on an estimated 35 acres.

69.4. Fairways - Golf Course 9-Hole Restoration Calculations Base On USGA Information

69.4.1. Fairways: Based on 30 to 40 acres.

69.4.1.1. Clearing & Grubbing: (brush, weeds, small trees): \$3,000 - \$7,000 per acre.

69.4.1.2. Grading, Soil Prep & Erosion Repair: \$2,000 - \$5,000 per acre (depends on severity of erosion/compaction)

69.4.1.3. Fairway Turf Installation Seeding: \$1,500 - \$3,000 per acre.

69.4.1.4. Sodding: \$5,000 - \$10,000 per acre.

69.4.1.5. Irrigation System: (reinstall/replace) \$25,000 - \$40,000 per hole (9 holes = \$225,000–\$360,000)

69.4.1.6. Top-dressing, Fertilizer & Grow-In Maintenance: (Year 1) \$1,500 - \$3,000 per acre.

<u>Golf Course Component Or System</u> <u>9-Hole Restoration - Fairways</u>	<u>Estimated</u> <u>Low Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median</u> <u>Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. Clearing & grubbing (bush, weeds, small trees).	\$105,000.	\$ 245,000.	\$ 175,000.	\$ 175,000.
2. Grading - soil prep & erosion repair.	\$ 70,000.	\$ 175,000.	\$ 122,500.	\$ 297,500.
3. Fairway turf installation seeding.	\$ 52,500.	\$ 105,000.	\$ 78,750.	\$ 376,250.
4. Sodding.	\$175,000.	\$ 350,000.	\$ 262,500.	\$ 638,750.
5. Irrigation system.	\$225,000.	\$ 360,000.	\$ 292,500.	\$ 931,250.
6. Top-dressing - fertilizer & grow-in maintenance.	\$ 52,500.	\$ 105,000.	\$ 78,750.	\$1,010,000.
4. Total estimation before contingencies.	<u>\$680,000.</u>	<u>\$1,340,000.</u>	<u>\$1,010,000.</u>	<u>\$1,010,000.</u>
5. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	<u>\$102,000.</u>	<u>\$ 210,000.</u>	<u>\$ 151,500.</u>	<u>\$ 151,500.</u>
	<u>\$782,000.</u>	<u>\$1,550,000.</u>	<u>\$1,161,500.</u>	<u>\$1,161,500.</u>

69.5. Greens - Golf Course 9-Hole Restoration Calculations Base On USGA Information

69.5.1. Greens: Based on 30 to 40 acres.

Typical green area on a 9-hole course, greens usually make up 2–3% of total acreage. For 30 - 40 acres, that's about 0.6 - 1.2 acres of greens (roughly 26,000 - 52,000 sq. ft.). For calculation purposes, area of the green taken is 4,500 sq. ft. (average 9-hole courses have 3,000 - 6,000 sq. ft. each).

69.5.1.1. Site Prep & Demolition: Removing invasive grass, weeds, brush, grading, drainage work.

\$1.00 - \$2.00 sq. ft.

69.5.1.2. Rebuilding Base: Root zone mix of sand / soil, drainage, gravel layer. \$4.00 - \$7.00 sq. ft.

69.5.1.3. Irrigation Upgrades: Greenside irrigation heads, piping, controllers. \$50,000 - \$100,000 for 9 greens.

69.5.1.4. Seeding or Sodding: Bent-grass or hybrid turf sod. \$0.50 - \$1.00 sq. ft.

69.5.1.5. Grow-In & Maintenance (Year 1): Fertilization, mowing, top-dressing, pest control.

\$20,000–\$40,000.

69.5.2. Assumptions & Exclusions: Excludes major earthwork beyond greens (e.g., moving a green location), cart paths, tees/fairways, clubhouse, environmental permitting, long distance water mains, or significant rock excavation. Local labour rates, material availability, and site access can shift prices $\pm$ 20% - 30%. Extreme subsurface problems (e.g., contaminated soils, high water-table) will add cost.

<u>Golf Course Component Or System 9-Hole Restoration - Greens</u>	<u>Estimated Low Cost</u>	<u>Estimated High Cost</u>	<u>Median Cost</u>	<u>Estimated Total Cost</u>
1. Site Prep & Demolition	\$ 78,000.	\$312,000.	\$195,000.	\$195,000.
2. Rebuilding Base	\$162,000.	\$283,500.	\$222,750.	\$417,750.
3. Irrigation Upgrades.	\$ 50,000.	\$100,000.	\$ 75,000.	\$492,750.
4. Seeding or Sodding	\$ 20,250.	\$ 40,500.	\$ 30,375.	\$523,125.
5. Grow-in & maintenance (Year 1)	\$ 20,000.	\$ 40,000.	\$ 30,000.	\$553,125.
6. Total estimation before contingencies.	\$330,250.	\$776,000.	\$553,125.	\$553,125.
7. Contingencies - unforeseen and/or additional costs. Additional 15% of all low, high and median costs.	\$ 49,537.50	\$116,400.	\$ 82,968.75	\$ 82,968.75
	\$379,787.50	\$892,400.	\$636,093.75	\$636,093.75

69.6. Tee Box's - Golf Course 9-Hole Restoration Calculations Base On USGA Information**69.6.1. Tee Box's:** Based on 30 to 40 acres.

Each hole has a tee complex (multiple tee plates). There are three tee plates per hole on average (Pro, Amateur and Beginner). Typical tee-plate size range is 400 - 1,200 sq. ft. per plate. That gives a per-hole tee complex ~ 1,200 - 3,600 sq. ft. Total tee area (9 holes) = $1,200 \times 9 = 10,800$ sq. ft. up to $3,600 \times 9 = 32,400$ sq. ft. For this 9-hole course, a practical working range would be 16,200 - 32,400 sq. ft. For calculation purposes, an average of 24,300 sq. ft.

Work scope covers: removal of existing turf/weed layer, grading/contouring, root zone, top soil placement or amendment, drainage fixes where needed, irrigation adjustments/heads, sod or seeding, initial grow-in maintenance year 1.

69.6.1.1. Seed, limited drainage/irrigation work. \$2.00 - \$6.00 / sq. ft.

69.6.1.2. Good root zone, drainage repairs, irrigation adjustments, mix of sod/seed. \$6.00 - \$12.00 / sq. ft.

69.6.2. Cost Components.

- Demolition & site prep (remove turf, small excavation, grading).
- Root zone build/soil import or amendment (good topsoil or sand mix).
- Drainage (subsurface or perimeter drains if required).
- Irrigation (add/relocate sprinkler heads, valves, minor piping).
- Surface finish: sod (faster) or seed (cheaper).
- Grow-in & maintenance (mowing, fertilizing, pest control year 1).
- Small extras: tee markers, signs, edging, broom finish.

<u>Golf Course Component Or System</u> <u>9-Hole Restoration - Tee Box's</u>	<u>Estimated</u> <u>Low Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median</u> <u>Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. Site Prep & Demolition	\$ 45,000.	\$ 90,000.	\$67,500.	\$ 67,500.
2. Seed, limited drainage/irrigation work.	\$ 48,600.	\$145,800.	\$97,200.	\$164,700.
3. Good root zone, drainage repairs, irrigation adjustments, mix of sod/seed	\$145,800.	\$291,600.	\$145,800.	\$310,500.
4. Tee markers, signs, edging, broom finish.	\$ 45,000.	\$ 90,000.	\$ 67,500.	\$378,000.
5. Grow-in & maintenance (Year 1)	\$ 15,000.	\$ 30,000.	\$ 22,500.	\$400,500.
6. Total estimation before contingencies.	<u>\$299,400.</u>	<u>\$647,400.</u>	\$400,500.	<u>\$400,500.</u>
7. Contingencies - unforeseen and/or additional costs.				
Additional 15% of all low, high and median costs.	<u>\$ 44,910.</u>	<u>\$ 97,110.</u>	<u>\$ 60,075.</u>	<u>\$ 60,075.</u>
	<u>\$344,310.</u>	<u>\$564,510.</u>	<u>\$460,575.</u>	<u>\$460,575.</u>

69.7. Cart Paths - Golf Course 9-Hole Restoration Calculations Base On USGA Information

69.7.1. Cart Paths: Based on 30 to 40 acres.

Typical 9-hole cart path network length ~ 8,000 - 16,000 linear feet (2.4 - 4.8 kilometers of path depending on routing). Typical path width 4 to 6 feet (4 foot single width is common and 5 to 6 feet for two-way or wider turning areas).

That gives a total paved area range:

- Low area = 8,000 ft × 4 ft = 32,000 sq. ft.
- Mid area = 12,000 ft × 5 ft = 60,000 sq. ft.
- High area = 16,000 ft × 6 ft = 96,000 sq. ft.

69.7.1.1. Unit cost ranges (typical components included: demo, base prep, aggregate base, paving, edging, basic drainage where noted). Asphalt (hot-mix) path: \$3.50 – \$7.00 / sq. ft. Taken average of \$5.25 / sq. ft.

69.7.2. Special Notes.

69.7.2.1. Additions: significant drainage/cross-culverts, retaining, or rock removal can add \$1 – \$4 / sq ft (or much more for major rock/utility work).

69.7.2.2. Repair / mill & overlay (asphalt): often \$10 – \$25 per linear foot for a 4-ft wide path (depends on milling depth & patching).

69.7.2.3. Possible Cost Changes:

- Existing base condition. If base aggregate is good, resurfacing is far cheaper. If base is soft/washed/rocky, then full rebuild.
- Drainage must fixes (cross drains, culverts, retaining) add quickly.
- Width and routing complexity (many turns, elevated sections, bridges).
- Material choice of asphalt vs concrete vs permeable.
- Access & mobilization - remote and/or wooded routing increases machine time and cost.
- Local labour and materials.

<u>Golf Course Component Or System</u> <u>9-Hole Restoration - Cart Paths</u>	<u>Estimated</u> <u>Low Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median</u> <u>Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. Cart paths repairs and repaving.	\$168,000.	\$504,000.	\$336,000.	\$336,000.
2. Total estimation before contingencies.	<u>\$168,000.</u>	<u>\$504,000.</u>	<u>\$336,000.</u>	<u>\$336,000.</u>
3. Contingencies - unforeseen and/or additional costs.				
Additional 15% of all low, high and median costs.	<u>\$ 25,200.</u>	<u>\$ 75,600.</u>	<u>\$ 50,400.</u>	<u>\$ 50,400.</u>
	<u>\$193,200.</u>	<u>\$579,600.</u>	<u>\$386,400.</u>	<u>\$386,400.</u>

69.8. Golf Course 9-Hole Estimated Total Restoration

<u>Building Component Or System</u> <u>9-Hole Restoration Totals</u>	<u>Estimated Low</u> <u>Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. Fairways.	\$ 782,000.	\$1,550,000.	\$1,161,500.	\$1,161,500.
2. Greens.	\$ 379,787.50	\$ 892,400.	\$ 636,093.75	\$1,797,593.75
3. Tee Box's.	\$ 344,310.	\$ 564,510.	\$ 460,575.	\$2,258,168.75
4. Cart Paths.	\$ 193,200.	\$ 579,600.	\$ 386,400.	\$2,644,568.75
5. Total Costs	\$1,699,297.50	\$3,586,510.	\$2,644,568.75	\$2,644,568.75

69.9. Estimation: The charts details the estimated costs of restoration repairs to the 9-hole golf course. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractors that specializes within their field of expertise. All estimates include labor and material considerations.

70.0. Scope Of Buildings Maintenance Repairs & Further Assessment Chart

<u>Building</u>	<u>Estimated Low</u> <u>Cost</u>	<u>Estimated</u> <u>High Cost</u>	<u>Median Cost</u>	<u>Estimated</u> <u>Total Cost</u>
1. Club House & Pro Shop	\$155,517.50	\$384,630.	\$310,823.75	\$310,823.75
2. Maintenance & Green Keeper Shop	\$ 56,740.	\$100,625.	\$ 78,832.50	\$389,665.25
3. Mower Equipment & Golf Cart Storage	\$ 31,855.	\$ 51,631.	\$ 44,332.50	\$433,997.75
4. Water Well Pump Buildings & Water Storage Tank	\$177,675.	\$293,340.	\$235,507.50	\$669,505.25
5. Concession Stand & Rest Rooms	\$ 11,500.	\$ 18,400.	\$ 14,950.	\$684,455.25
6. Total Costs	\$433,827.50	\$848,626.	\$684,455.25	\$684,455.25

70.1. Conclusion Recommendations: Recommend to obtain the professional services of a technical and/or contractor specialists to undertake investigations and provide the necessary repairs where required.

70.2. Estimation: The charts details the estimated costs of repairs and further assessments needed. It should be used as a guideline only and not relied upon as a guarantee or warranty. An exact cost should be obtained from a licensed, certified trades contractor that specializes within their field of expertise. All estimates include labor and material considerations.

71.0. Out Of Scope & Additional Considerations

71.1. Additional Considerations

There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

71.2. Additional Issues

Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

71.3. Activity Exclusions

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. moving of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipments adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.

Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observers walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.

Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

71.4. Warranty, Guarantee, and Code Compliance Exclusions

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipments warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

71.5. Further Inquiry

There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

71.6. Out of Scope Considerations

Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

71.7. Other Standards

There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

71.8. Additional Issues

No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

72.0. Statement Of Qualifications

Dave Brice

Dave Brice has been performing various types of building and property investigation survey inspections in the Province of British Columbia & Western Canada for over 25 years, has completed over 20,000 various types of assessment survey inspections and has been in the construction industry for over 35 years. He is also a member in good standing with the Applied Science Technologists & Technicians of British Columbia Property Inspectors (ASTTBC-PI) www.asttbc.org, International Association of Certified Property Inspectors and many other certification organizations.

Dave has been involved with several types of small to large building projects, including residential, commercial and industrial building consulting, problem solving and special projects. He has been trained to identify the positive attributes, maintenance requirements and explain potential problems, issues, deficiencies, and concerns to all building and non-building type situations.

Professional Affiliation & Certifications

- Applied Science Technologists & Technicians of B.C. Property Inspectors
- Certified Building Technician, CTech
- Certified House Inspector, CHI
- Certified Commercial Inspector, CCI
- Registered Reserve Fund Annalist, RRFA-L
- International Association of Certified Property Inspectors, CPI
- Certified Master Inspector, CMI
- Certified Wood Energy Technical Transfer, WETT
- IAC2 Certified Mold Technician, s.22
- Residential Indoor Air Quality Investigator, CMHC
- Certified Asbestos Assessment Technician, s.22
- HAAG Certified Residential & Commercial Roof Evaluator - Inspector, s.22
- RCI - Quality Assurance Observer, QOA - Specialize in design, investigation, repair and management of roofing, exterior wall, and waterproofing systems.
- Consumer Protection of B.C. - Approved Government Inspector Mentor and Evaluator

Thank you for selecting my firm to do your building assessment survey inspection evaluation. If you have any questions regarding the inspection report or the building, please feel free to call me.

Sincerely,
PACIFIC WEST HOME INSPECTIONS INC

s.22



Mr Dave Brice *CTech CHI RRFA-L CCI CMI CPI WETT IAQI QAO*
Owner/Inspector & Consultant

