General Summary

West Coast Home Inspections Ltd.

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Customer
Ministry of Transportation and Infrastructure

Property Address
111 Old Hope Princeton Way
Hope, BC V0X 1L4

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

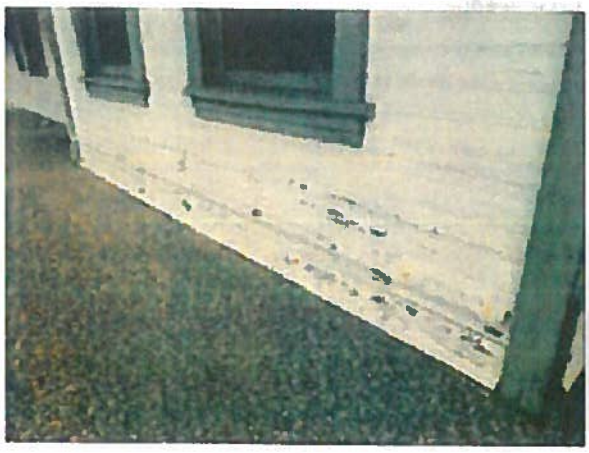
Exterior

2.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

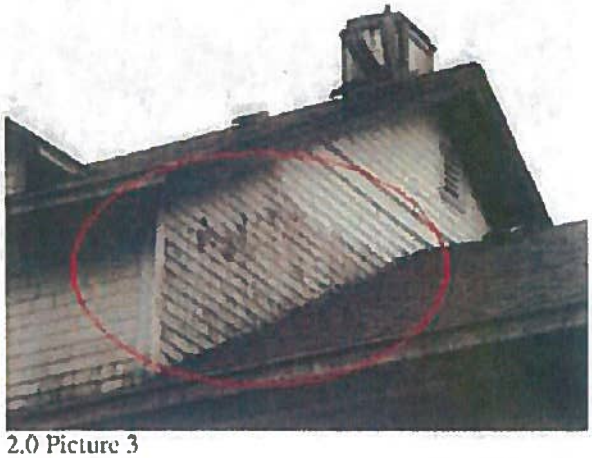
In general, the wood exterior of the entire building requires paint.

Cost Estimate to Paint: $5,000 - $8,000



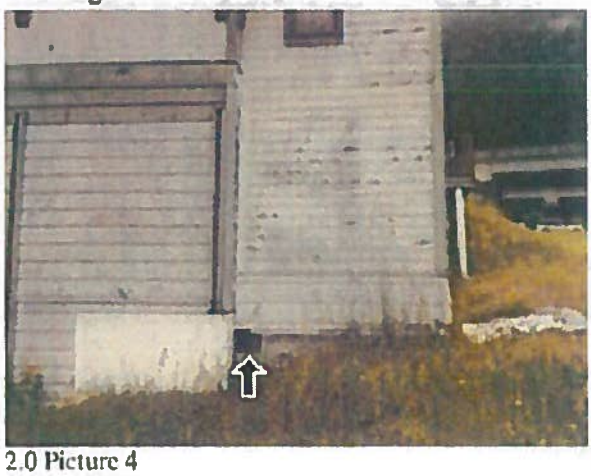
2.0 Picture 1

2.0 Picture 2



2.0 Picture 3

Water leaking damage was noted in locations around the exterior of the building. Upon further evaluation it was determined that the water source is the hydronic heating system from within the building.



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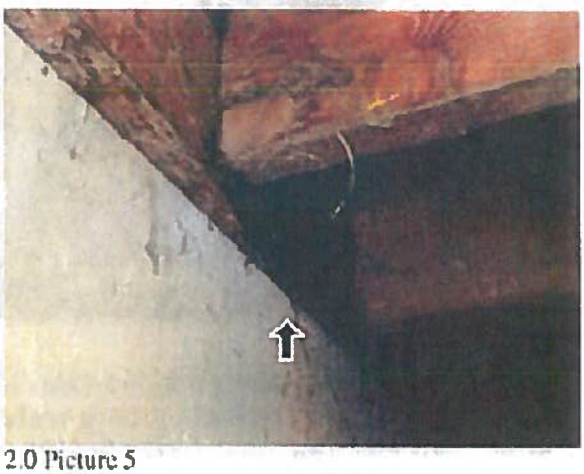
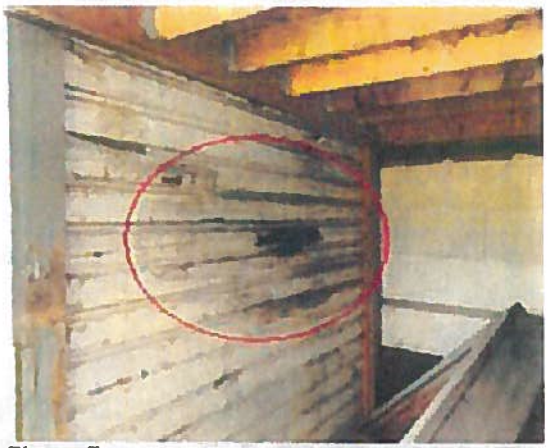


2.0 Picture 5

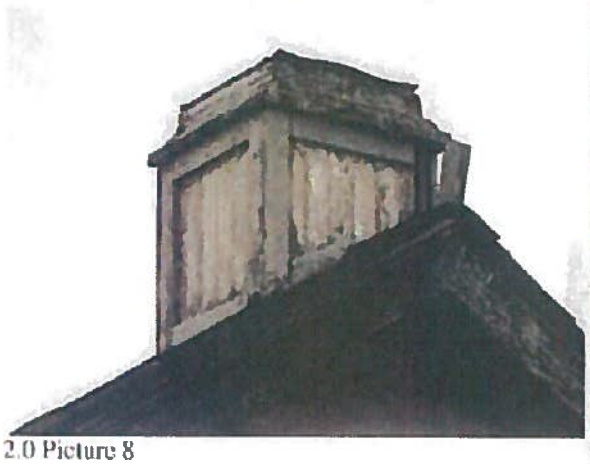
2.0 Picture 6



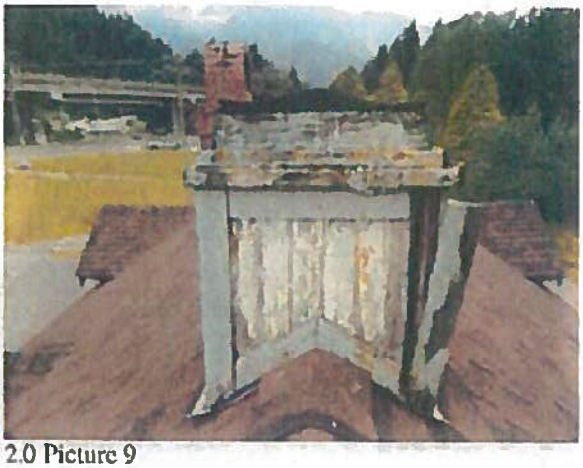
2.0 Picture 7

Where two brick chimneys once exited the roof for the old pot-bellied stoves, there are now two structures which are falling apart, requiring extensive repair. They are not large, and subsequent repair costs would probably be not much more than to have a Roofer remove them and sheet & shingle the void spaces they would leave behind. For the charm they add to the building, I would

recommend repairing and retaining them.



2.0 Picture 8



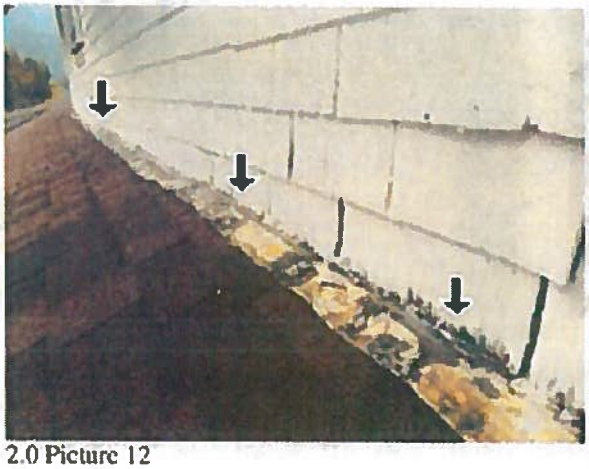
2.0 Picture 9

2.0 Picture 10

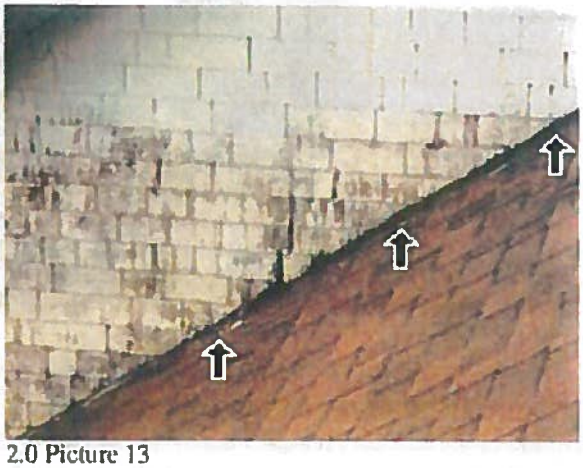
2.0 Picture 11

The lower course of exterior wood shingles at the front 2nd Storey (Picture 12) and West end of the building (Picture 13) requires repair/replacement due to exposure to the elements, and a few pieces of exterior trim require replacing (Picture 14).

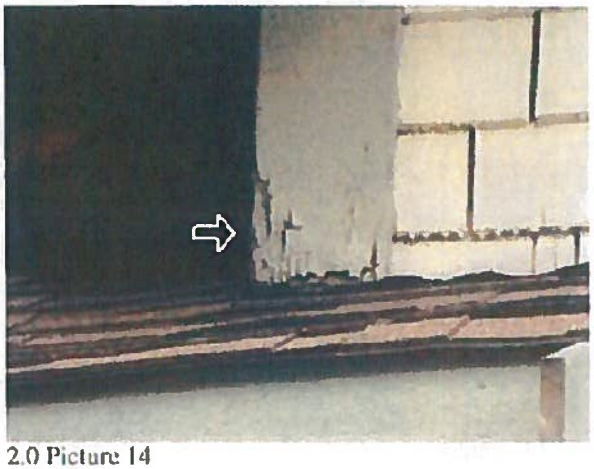
Cost Estimate for Exterior Wood Siding/Trim repairs: $2,000 - $2,500.



2.0 Picture 12



2.0 Picture 13



2.0 Picture 14

2.2 WINDOW TRIM & FLASHING

Repair or Replace

All the woodwork, sills and trim at the 2nd Storey wood-framed windows require repairs and paint. The ground level window frames are in much better condition as they have been protected from the elements by the porch.

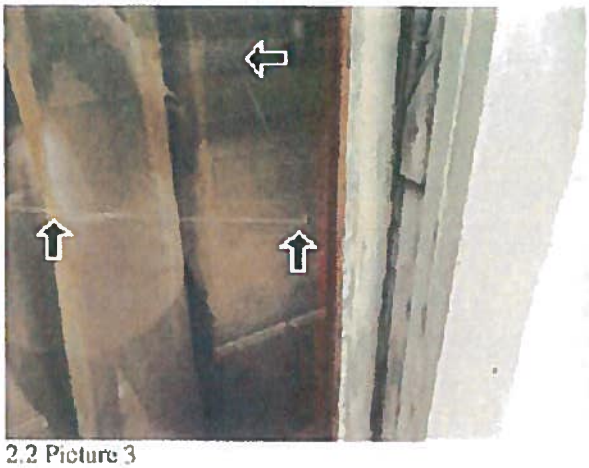
2.2 Picture 1

2.2 Picture 2

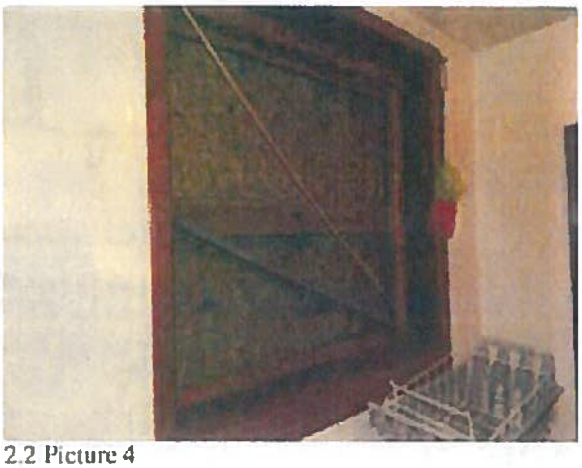
A couple windows are broken, requiring glass replacement.

Cost Estimate for Window Repairs: $1,000 - $1,500

Cost Estimate for Window Replacement (depending on style and type of window chosen): **$3,500 - $,8000**



2.2 Picture 3



2.2 Picture 4

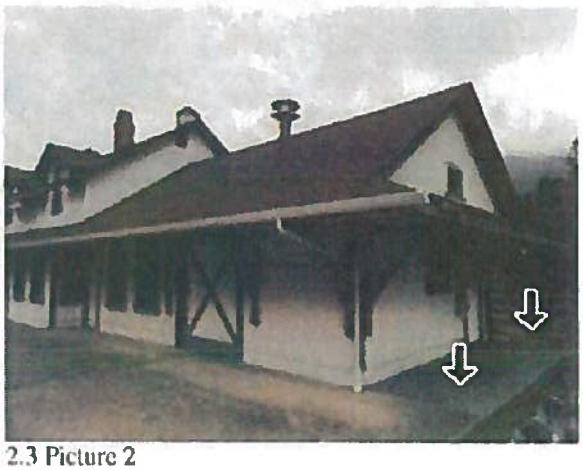
2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Repair or Replace

There are two exterior "decks" at the West and East ends of the building. They are partially protected from roof over-hang.

The surface is painted plywood, which in not sufficient. The decks need to be covered with some sort of waterproof membrane to protect the structure.

2.3 Picture 1



2.3 Picture 2

Additionally, the deck at the West end is under-built, with 2x6 joists spanned at 16" on center. These should be 2x8 joists (minimum).


2.3 Picture 3


2.3 Picture 4

The rear of the building requires a large deck (or at the very least, multiple staircases) where the four exterior doors lead used to exit to the station platform, but now lead to a fall of approximately 13 feet. Ideally, I would suggest wrapping the rear deck around to connect to the East side deck.

** The other alternative is to permanently seal/secure the rear exit doors **

Cost Estimate for Existing Deck Repairs and new Rear Deck: $4,000 - $15,000


2.3 Picture 5


2.3 Picture 6

As a precautionary measure, I recommend enclosing the underside of the deck at the East end of the building to keep people out of this area.

Estimated Cost to Construct Steel Gate: $800

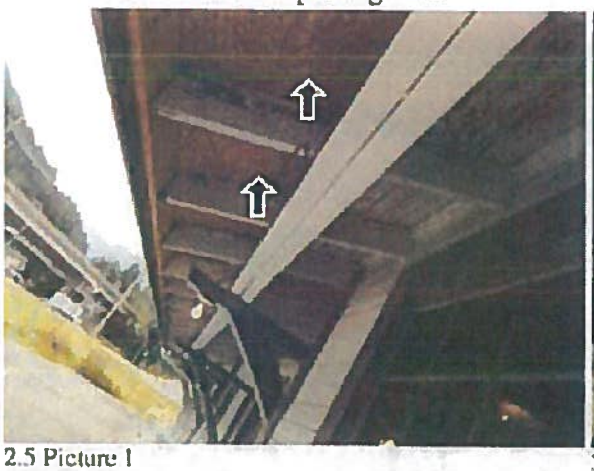
2.3 Picture 7

2.3 Picture 8

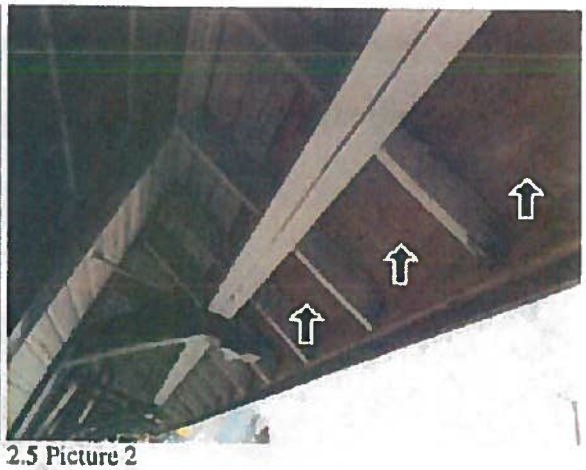
2.5 EAVES, SOFFITS, RAKE BOARD AND FASCIAS

Repair or Replace

Repairs required under the Eaves where original cladding has been removed. For aesthetic reasons I recommend repairing this.



2.5 Picture 1



2.5 Picture 2

Fascia board is missing in locations. This is a project that is "in-progress", with volunteers doing what they can with limited resources. The material to finish the work is on-site in the basement.

Cost Estimate to Repair Fascia and Eaves: $3,000

2.5 Picture 3

2.5 Picture 4

2.6 RECEPTACLES (exterior)

Repair or Replace

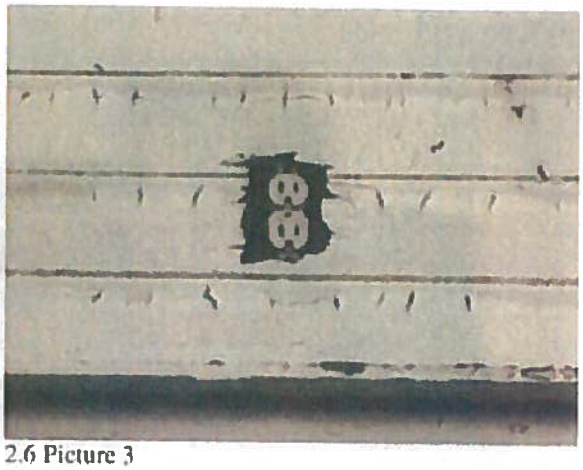
Any ground-level Receptacles should be converted to Exterior GFCI receptacles for safety Reasons.

2.6 Picture 1

Elevated exterior receptacles should have cover plates and be weather protected with a hinged cover.

Cost Estimate for Exterior Receptacles: $100


2.6 Picture 2


2.6 Picture 3

Roof Elements

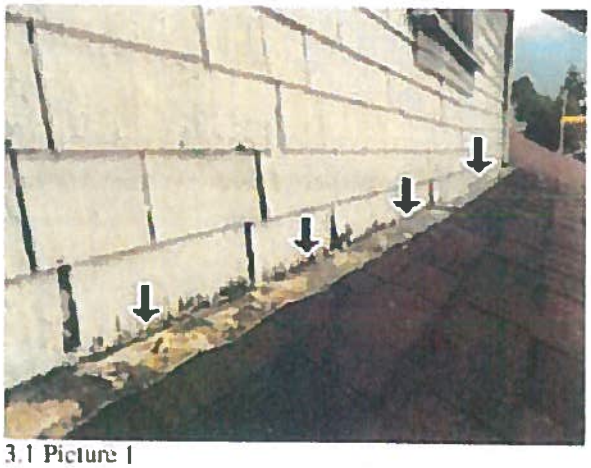
3.1 ROOF FLASHING

Repair or Replace

The flashing has been damaged. It looks as though it was bent up and out of the way when the Roofers installed the new shingles, then hammered back into place. The issue is that the downward slope "angle" has been lost, and water will now pool and run back into the building.

I recommend a Roofer install new flashing where necessary.

Cost Estimate for Flashing: $500

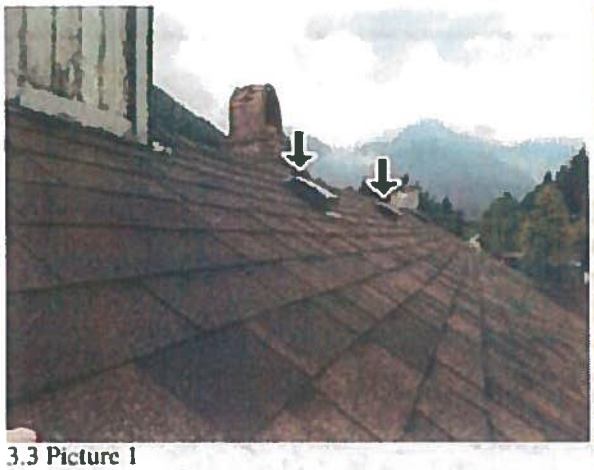

3.1 Picture 1

3.3 ROOF VENTILATION

Repair or Replace

Roof vents (for exhaust) were installed along the back ridge of the roof (Picture 1), however the soffit/eaves are not vented to allow for air intake (Picture 2). As such, natural convection and air exchange can not happen. I recommend a Roofer install soffit venting and baffling.

Cost Estimate for Venting Soffit and Installing Baffles between Rafter Bays: $1,000


3.3 Picture 1

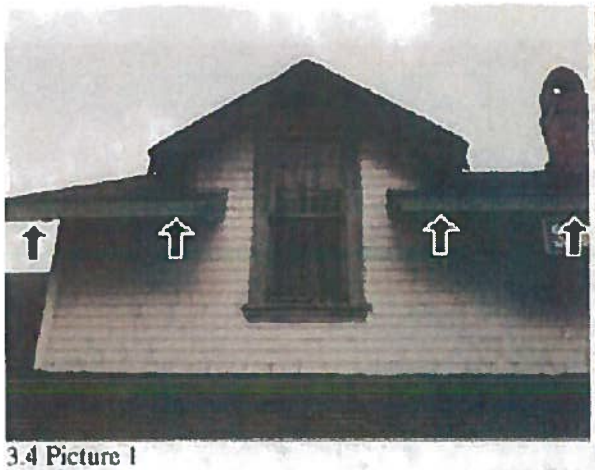

3.3 Picture 2

3.4 ROOFING DRAINAGE SYSTEMS (gutters; downspouts; perimeter drainage)

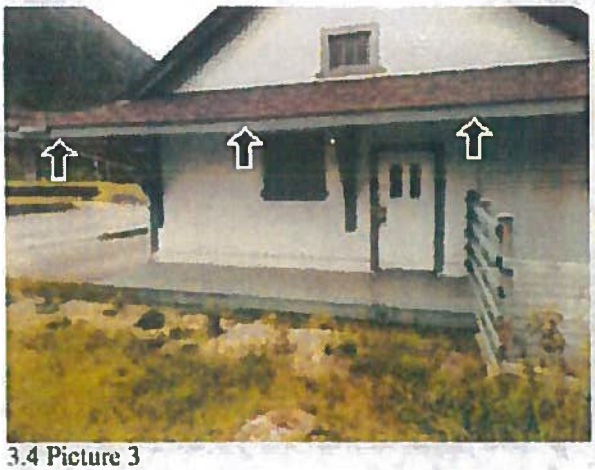
Repair or Replace

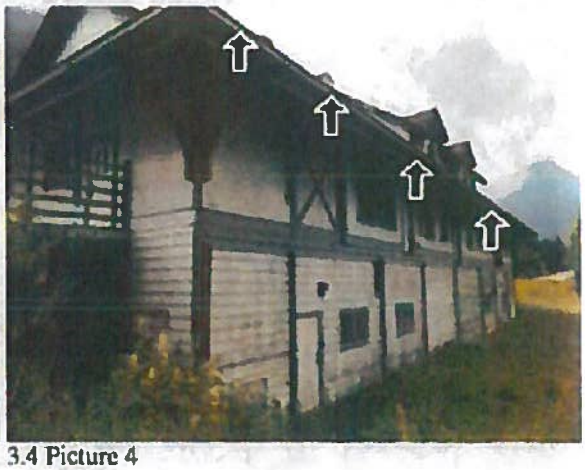
The edges of all the roof lines where there is water run-off require gutters to protect the fascia.

Cost Estimate to Install Gutter(s): $1,500 - $2,500


3.4 Picture 1


3.4 Picture 2


3.4 Picture 3


3.4 Picture 4

Interior Elements

4.0 FLOOR COVERINGS

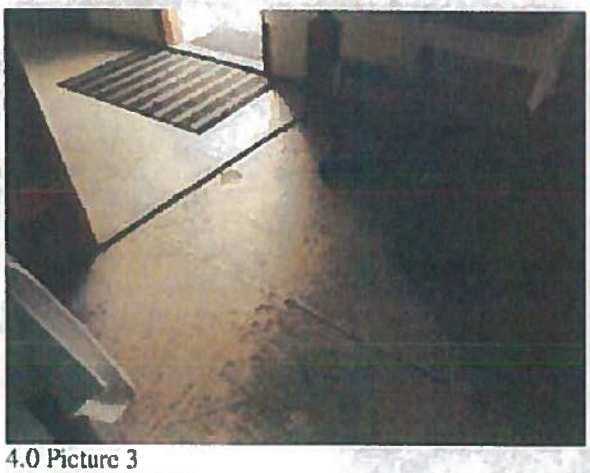
Repair or Replace

The hardwood flooring in the 2nd Storey Stationmaster's Apartment has been water damaged and requires refinishing.

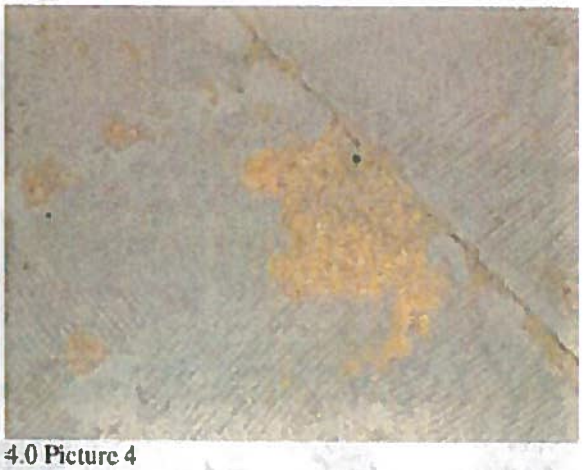
4.0 Picture 1

4.0 Picture 2

Much of the flooring on the main floor is unfinished K3 Particle Board, which does not do well when exposed to water and heavy foot traffic. I recommend a durable flooring be installed over the Particle Board.



4.0 Picture 3

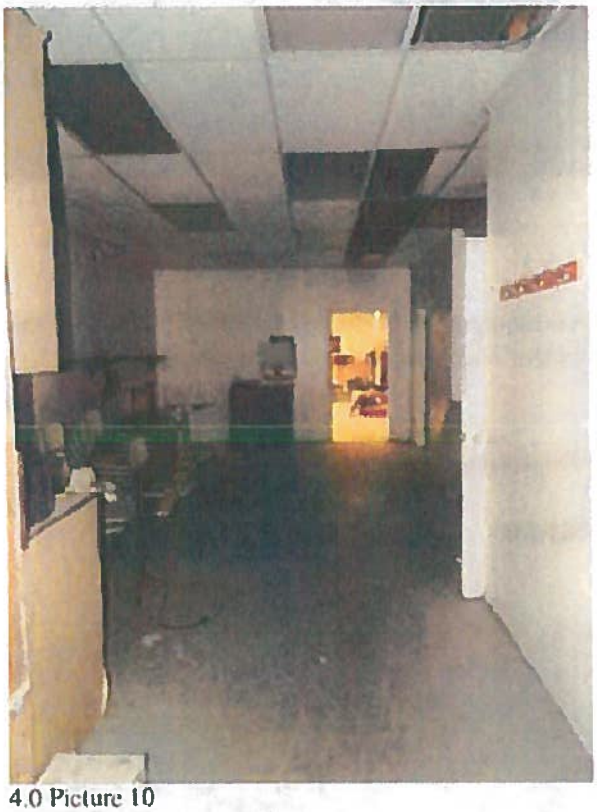


4.0 Picture 4

4.0 Picture 5 4.0 Picture 6

The flooring in the basement is unfinished and/or painted concrete.

Cost Estimate for Flooring (depending on type and how far you choose to go with it - i.e. installing floor coverings in the unfinished basement or not): **$5,000 - $10,000**



4.0 Picture 10

4.1 WALLS

Repair or Replace

For the most part the walls are in fair condition, however there are a couple areas which require minor repairs and paint, particularily upstairs on the 2nd Storey where an old roof leak caused the paint to bubble and peel.

Cost Estimate for Wall Repair and Paint: $500 - $1,500


4.1 Picture 1


4.1 Picture 2

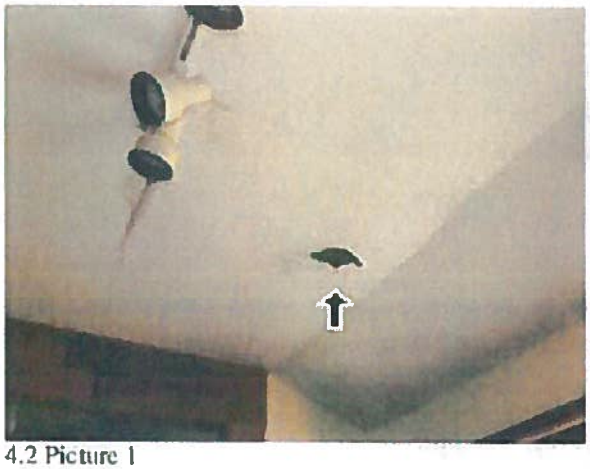
4.2 CEILINGS

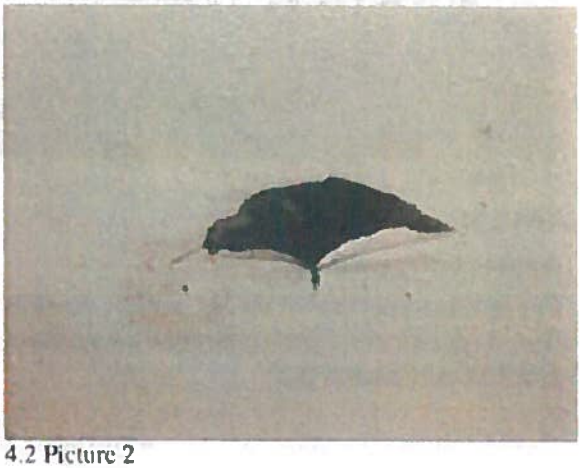
Repair or Replace

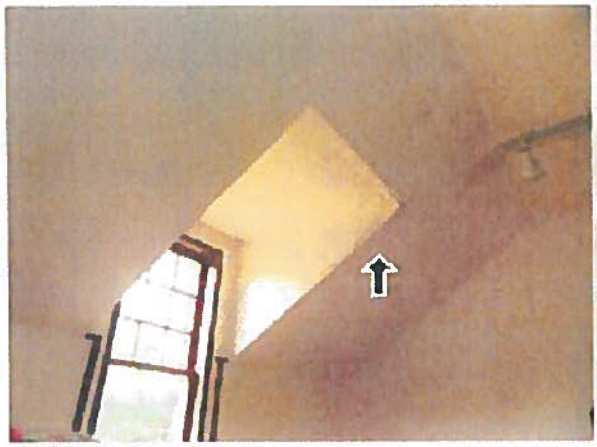
Water leaking prior to the Roof replacement has damaged the ceilings in a few locations, namely near the main floor entry (Pictures 1 & 2) and in the 2nd Storey apartment (Pictures 3, 4, 5, 6). Repairs are necessary.

I recommend repairs by a qualified Drywaller/Contractor.

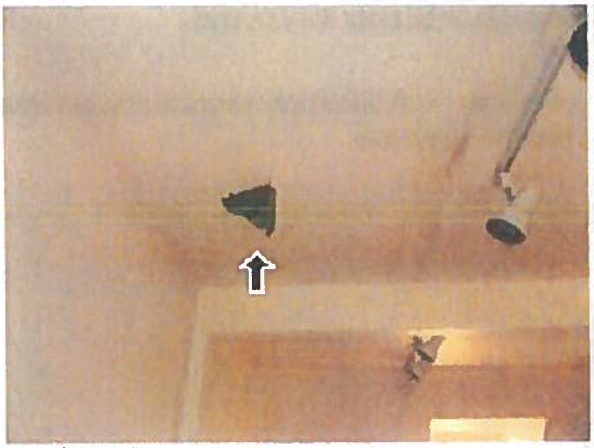
Cost Estimate for Ceiling Repairs: $1,200 - $1,800

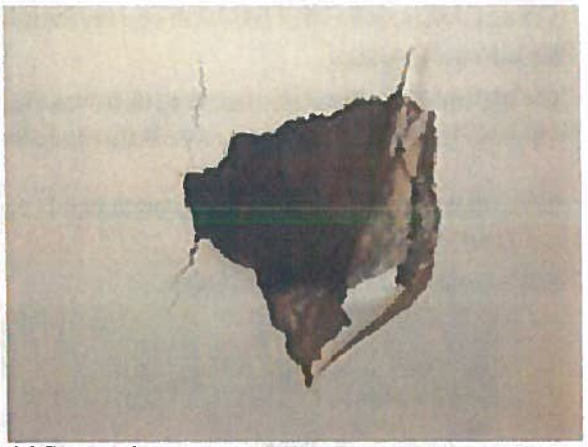

4.2 Picture 1


4.2 Picture 2


4.2 Picture 3


4.2 Picture 4


4.2 Picture 5


4.2 Picture 6

Electrical System

5.0 SERVICE ENTRANCE CONDUCTORS, CABLES & RACEWAYS

Repair or Replace

Someone has attempted to gain access to the service entrance at the exterior of the building. No damage was done so perhaps they thought better of it. regardless, I recommend having a steel lockable cage fabricated for security reasons.

Cost Estimate to construct: $500

5.0 Picture 1

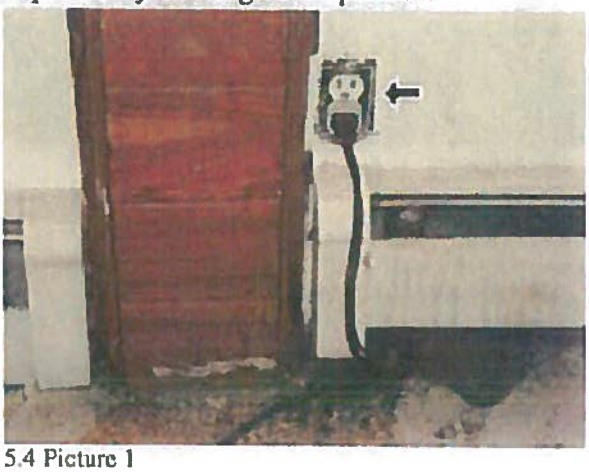
5.4 SWITCHES, RECEPTACLES & INTERIOR & EXTERIOR FIXTURES

Repair or Replace

For the most part the electrical system was in good shape, with no major electrical issues noted with the receptacles, switches or fixtures at the time of inspection.

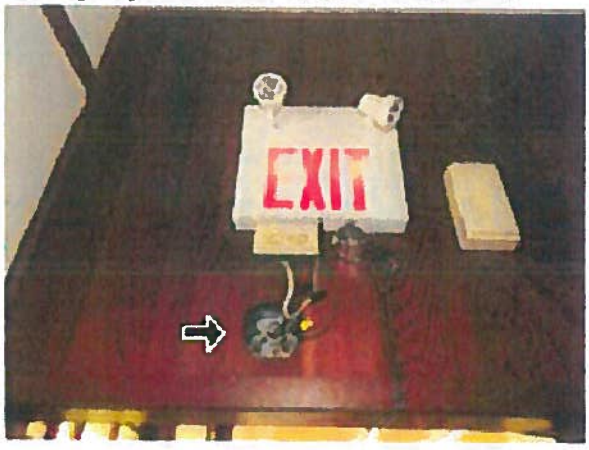
Other than what was previously mentioned regarding the exterior receptacles, I noted a few small repairs for the interior...

Replace any missing cover plates...



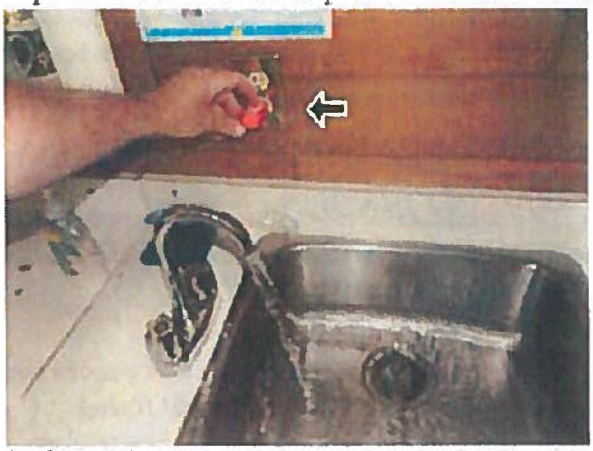
5.4 Picture 1

This open junction box should be closed...



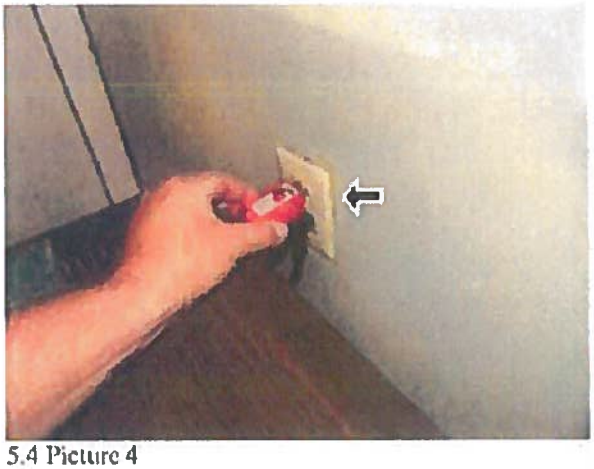
5.4 Picture 2

Replace this standard receptacle with a GFCI as it is near a water source...



5.4 Picture 3

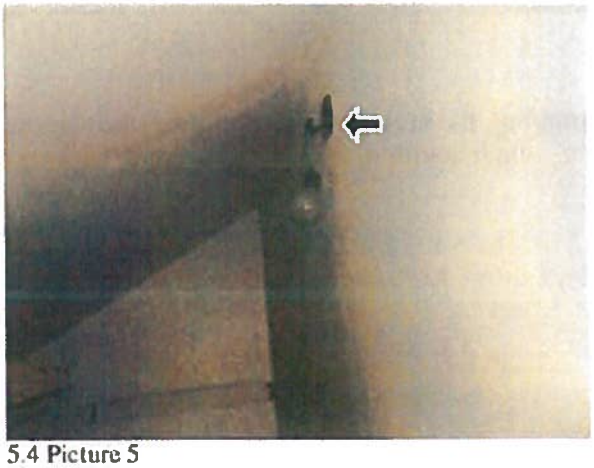
Check the connections and secure this loose receptacles in the Kitchen...



5.4 Picture 4

And install a proper fixture in the 2nd Storey closet.

Cost Estimate for Electrical Repairs: $300 - $500



5.4 Picture 5

5.6 SMOKE DETECTORS

Repair or Replace

There are no smoke detectors or fire suppression system in the building. At the very least I recommend installing detectors. Should you undertake renovations, you would likely be required to bring things up to current fire-suppression code.

Estimated Cost (depending on choice(s) and/or requirements): **$250 - $5,000**

Plumbing System

6.2 WATER DISTRIBUTION SYSTEMS (Interior piping, supports, leaks)

Repair or Replace

Heavy corrosion noted at the connections above the hot water tank, as well as in a couple other locations, possible due to minerals in the water adversely reacting with the metal fittings. I recommend a Plumber replace the corroded fittings throughout the building. Otherwise, no distribution line issues noted.

Cost Estimate: $400

6.2 Picture 1

Water Heater

7.5 SEISMIC RESTRAINTS

Repair or Replace

No seismic restraints installed. Recommend strapping the tank down to minimize the chance of the tank movement in the event of an earthquake, which could invariably cause pipe breakage and flooding.

7.5 Picture 1

Heating System

8.0 HEATING UNIT - PRIMARY

Repair or Replace

The Boiler is in decent shape, with a new motor and pump having been installed less than 3 years ago. Each zone is also properly manifolded.

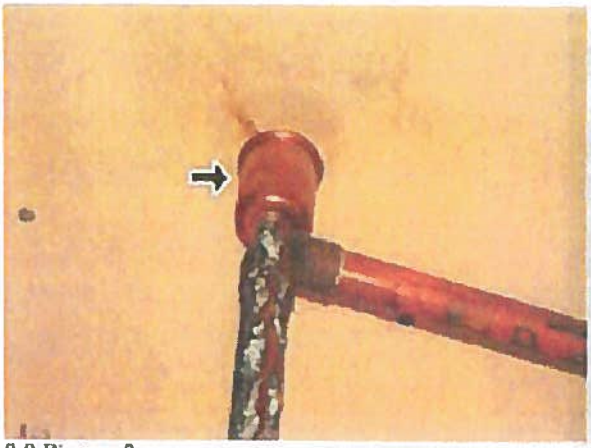

8.0 Picture 1


8.0 Picture 2

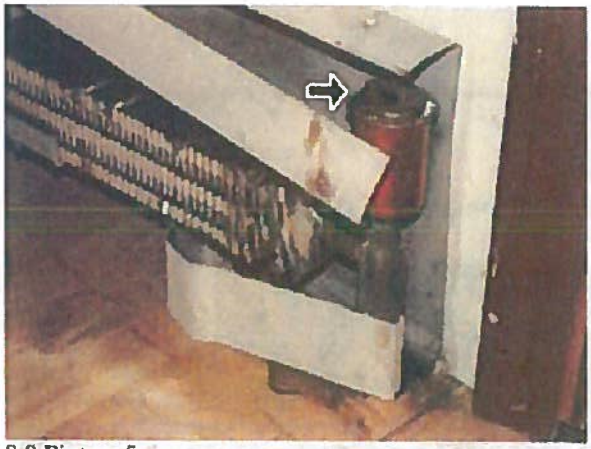
The main repair issue is that a few of the bleeder valves on the actual radiator units are leaking. A few have been replaced (Pictures 3 & 4) but many have gone unchecked, particularily at the East end of the building where long-time leaks (Pictures 5, 6, 7 & 8) have subsequently damaged exterior walls beneath them (Picture 9), as previously mentioned in the Exterior section of the report.

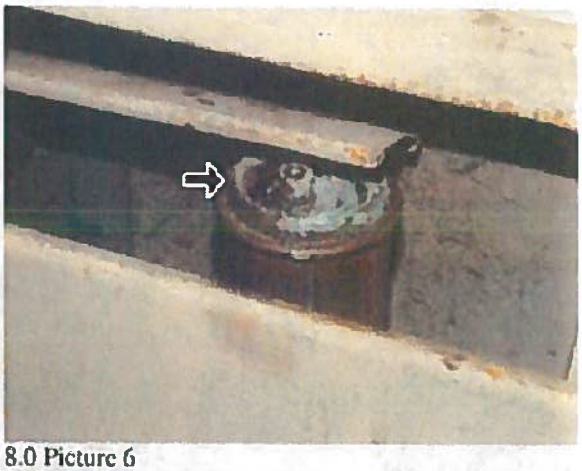
I recommend a qualified Contractor evaluate all the hydronic baseboard, and repair as necessary.

Estimated Cost for Evaluation and Repairs: $1,500 - $2,000

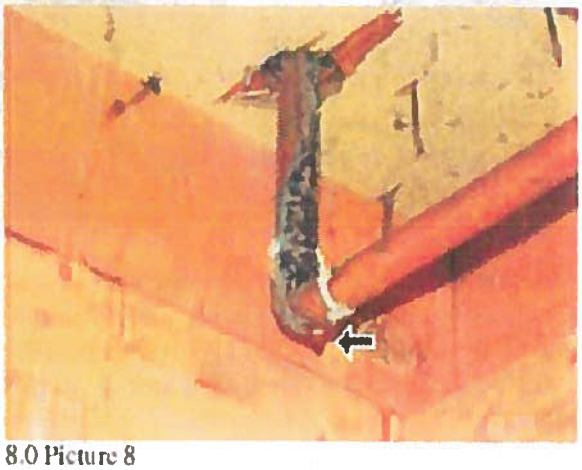

8.0 Picture 3


8.0 Picture 4


8.0 Picture 5


8.0 Picture 6


8.0 Picture 7


8.0 Picture 8

8.0 Picture 9

8.2 ELECTRIC BASEBOARD HEATERS

Repair or Replace

It is a FIRE HAZARD to have drapes, electric cords, or any other combustible material come into contact with an electric baseboard. I strongly recommend shortening any drapes or re-routing any cords which come into contact (or near) any electric baseboards.

8.2 Picture 1

8.8 MAIN GAS SHUT-OFF

Repair or Replace

The Main Gas shutoff is located at the exterior of the building. This is something that, as a homeowner, you would generally not touch. The repair notice is because, like the electrical service entrance, I recommend that (providing it is permitted) a lockable enclosure be fabricated to protect the meter and shut-off from vandalism.

Estimated Cost to construct: $500

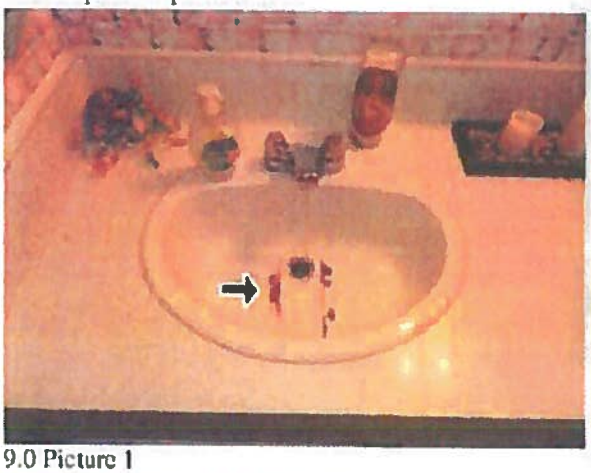

8.8 Picture 1

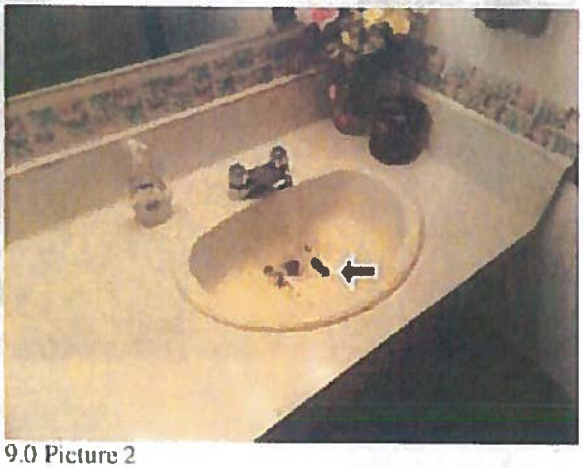
Bathroom(s)

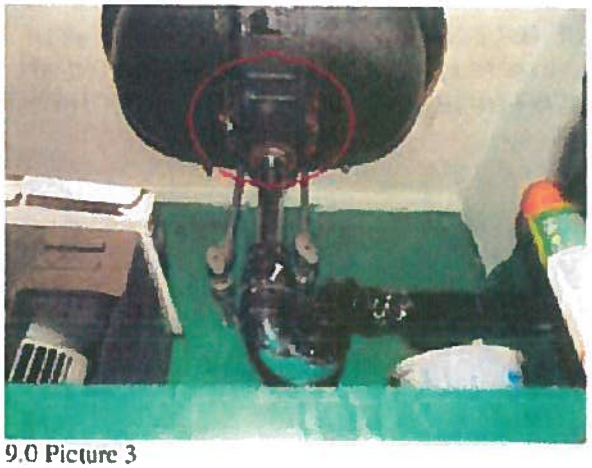
9.0 SINK(S)

Repair or Replace

In total there are 4 bathrooms (three on the main floor with one upstairs), with a total of 5 bathroom sinks. Except for the one upstairs, the main floor bathroom sinks are rusted extensively and require replacement.


9.0 Picture 1


9.0 Picture 2


9.0 Picture 3


9.0 Picture 4

9.1 TOILET(S)

Fair

There are 7 toilets, none of which showed evidence of moisture/leaking. One toilet was loose (in the women's washroom). I recommend securing before it starts to leak and causes substrate damage.

9.1 Picture 1

The fixture/flush mechanism for the urinal in the men's washroom does not work. I recommend repairs.

9.1 Picture 2

9.2 BATHTUB and ENCLOSURE / SURROUND

Repair or Replace

There is no proper surround in the 2nd Storey bathroom.

9.2 Picture 1

9.3 TUB FAUCET(S)

Repair or Replace

Faucets are also required.

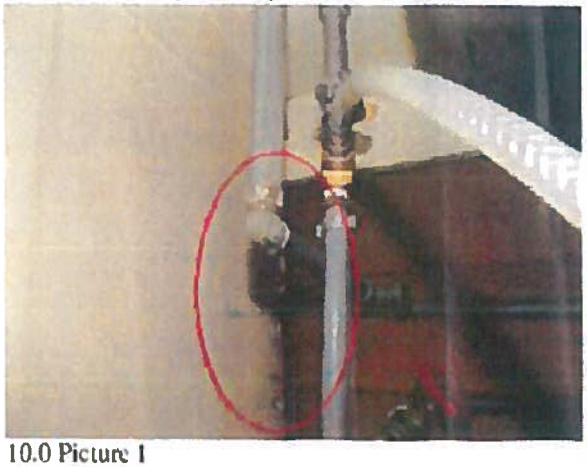
Estimated Costs for Bathroom Repairs: $1,500

Kitchen and Appliances

10.0 PLUMBING / SINK

Repair or Replace

The sink at the front kitchen service counter leaks extensively at the faucet fitting(s). I recommend repairs/replacement of the faucet.



10.0 Picture 1

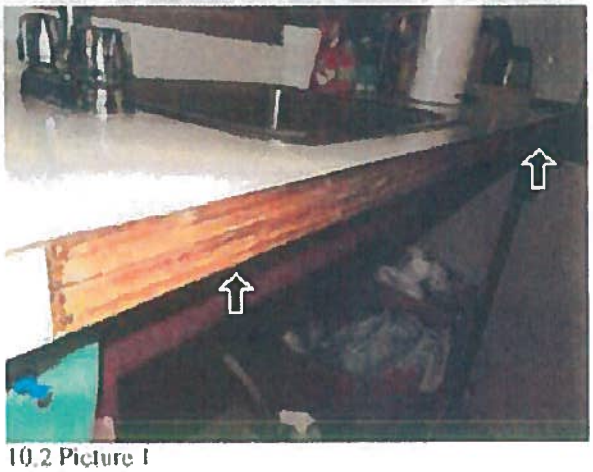
10.0 Picture 2

10.2 COUNTER TOP

Repair or Replace

The laminate has peeled from the countertop.

Cost Estimate: $100



10.2 Picture 1

10.3 EXHAUST / VENT SYSTEM

Repair or Replace

The kitchen has a large, non-operational vent hood. Depending on how you intend to use the space, you could repair it or remove it. Repairing would require the installation of the entire fan and motor assembly.

Cost Estimate to Remove or Repair: $300 - $2,500

10.3 Picture 1

10.3 Picture 2

Attic

11.3 ATTIC INSULATION

Repair or Replace

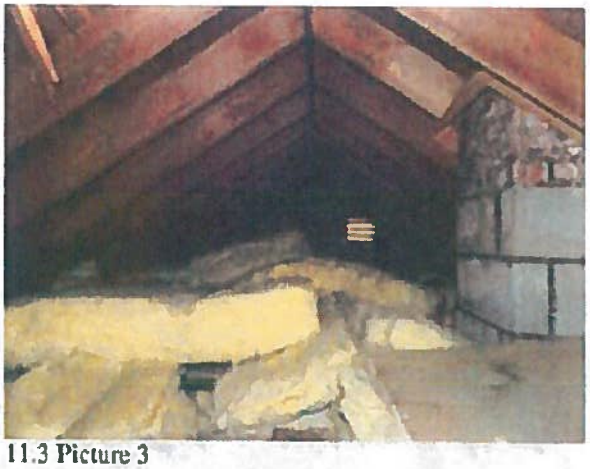
Above the main hall there is no insulation in the ceiling. Heat loss in this area will be exceptional. I recommend insulation be installed by a qualified contractor.

11.3 Picture 1

11.3 Picture 2

Fiberglass batt insulation has been installed above the 2nd Storey apartment, however it is not layed evenly, and some areas have been exposed to water leaks from the roof. I recommend the batt insulation be re-distributed properly, with any damaged pieces removed.

Cost Estimate to Insulate: $5,000



11.3 Picture 3

11.3 Picture 4

Foundation / Structural Components

12.1 WALLS (Structural)

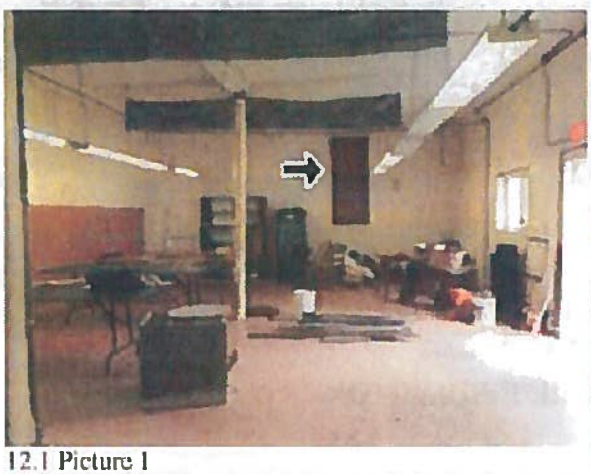
Repair or Replace

In the basement is a door that is 4 feet off the floor. This is the interior access to the lower floor of the addition at the East end of the building.

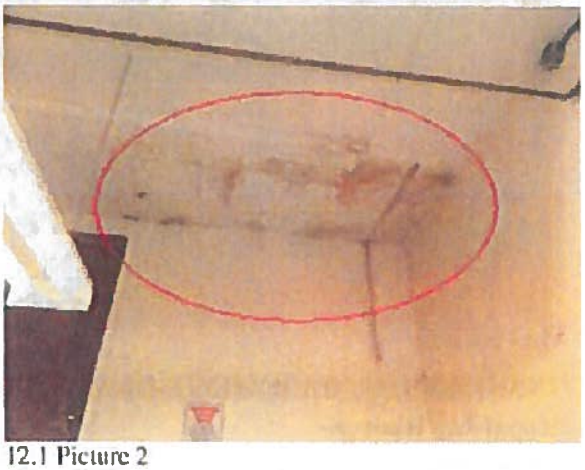
As previously mentioned, water has been penetrating this structure... not from the exterior, rather from the hydronic heating system above.

Other than ensuring that the structure of the wall is dry, structural repairs may not be necessary. This can only be determined by removal of the insulation and vapour barrier.

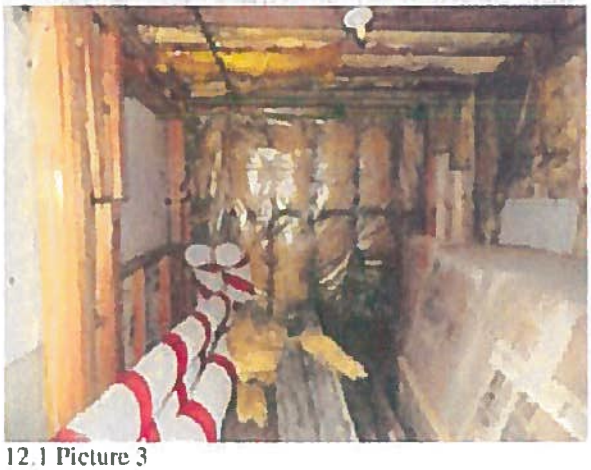
Cost Estimate (vary's depending on damage, if any): **$100 - $500**



12.1 Picture 1



12.1 Picture 2



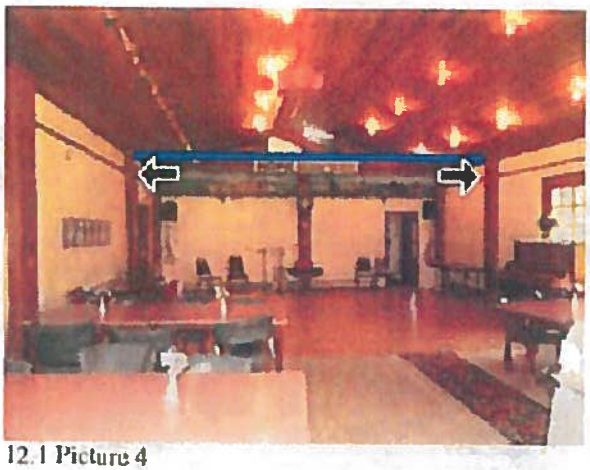
12.1 Picture 3

The walls at the East end of the main floor have splayed out and are no longer plumb (Picture 4). I suspect that while the built-on-site truss system that ties into the original rafters are very beefy and does an adequate job of supporting the roof (Picture 5), it has not served to prevent the walls from separating since the building was moved to this location in the mid-80's.

As indicated by the **BLUE LINE** in Picture 4, I recommend the installation of long steel rods (or cable), installed at regular intervals and anchored to the exteriors of the North and South walls. You probably won't be able to bring the walls back together, but you can prevent them from further movement.

I recommend consulting a structural engineer to determine the gauge of rod/cable, the spacing interval, and manner of exterior attachment.

Cost Estimate: $5,000


12.1 Picture 4


12.1 Picture 5

12.5 INSULATION / BASEMENT-CRAWLSPACE INSULATION

Repair or Replace

I recommend removal and replacement of this insulation and vapour barrier in the basement as it is saturated.

Cost Estimate: $350


12.5 Picture 1

AC / Heat Pump

13.0 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

There is a large A/C unit that has been installed in a window (despite the fact that it is technically not a window-mount unit). It is not level and the condensate drip line runs back into the hall (Picture 3), to drip on whomever is standing below it.

I recommend installing it on a secure and LEVEL platform, and unless you decide to create a dedicated location and run it through a newly-created opening in the wall, properly enclosing and framing the window shut, and diverting the condensate drip line to the exterior of the building.

Cost Estimate: $500 - $1,000

13.0 Picture 1

13.0 Picture 2

13.0 Picture 3

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

Grand Total For Repairs

As discussed prior to the inspection, these numbers are for rough estimation purposes only. In the same way that three different contractor's will quote three different prices for the same work order, actual repair costs will differ.

Repair costs will also differ between the LOW estimate and the HIGH estimate, based on choices you make when you decide to take on a repair/renovation project, *i.e. Window Repair vs Window Replacement, and/or Staircases for the Rear Exit Doors vs Wrap Around Deck, or the choice of floor coverings you might decide to use.*

Other determining factors regarding potential costs is the possibility that there are hidden issues that can not be determined or discovered until you become invasive and start dismantling things, which simply can not be done during an inspection.

With these factors in mind, the cost estimate for repair(s) to the existing building can vary from $41,900 - $79,550. As I have a tendency to estimate on the low side, I would recommend adding 15% across the board, for a final estimation cost of:

$48,185 - making the less expensive repair and materials choices

$91,482 - making the more expensive repair and materials choices