re Actual WO Mat Finish Resolutio erial Line Cost 12/13/2 Colliers 0 Confirme
n Line Cost /2 12/13/2 Colliers 0
/2 12/13/2 Colliers 0
oro commine
08:32 d
AM problem
was
caused
by
clogged
patio
drains.
They
were
cleared &
tech
monitori
ed all of
Novembe
r and
leak has
not
reappear
ed. WO
complete

Property Inspection Report

67819-11-1

Bui	Iding Name/Address Acces	s Ctr					City	Reg	gion		Building#	
460	Selby St.					N	ANAIMO	\	/ I		B67819	
Ins	pected by: Jason Rego			Client:	Service	ВС			Ra	ting:	95.45%	
ws	I in Attendence: Michael	Virtane	n		Sch	edule E	Applicable: O	⁄es		ate:	19-Jan-11	
Des	scription	Servi	ice Co	ndition	<u> </u>		Comments	L			Follow	<i></i>
-	on phon	00.7		a			Commonto				up	'
		Comp	WS	Service							Require	ed
1	SITE - visible condition										O	0.75
~	Landscape Maintenance	✓	O Ye		Leaf rem	oval from	exterior landscapir	ıg.				
~	Parking/Drainage/Manholes	✓	O Ye									
~	Walks/Walls/Ramps/Stairs	<u> </u>	● Ye									
~	Security/Perimeter-Fencing	✓	● Ye									
~	Trees and Shrubs	✓	● Y	s ONo								
2	Building Exterior - visible condition											1
~	Building Envelope	<u> </u>	● Y									
~	Exterior Doors	<u> </u>	● Ye	- 0 -								
~	Glazings	<u> </u>	● Ye	- 0 -								
~	Lighting/Electrical Services	<u> </u>	YeYe									
3	Signage/Flags Roof - visible condition	✓	O 10	S ONO								Ш
3	Roof Covering	✓	() Ye	s ()No								$\overline{\Box}$
~	Access	<u> </u>	O Y									
~	Flashing/Parapets	<u> </u>	O Y									
~	Drainage	<u> </u>	O Y	- 0 -								
~	Penetrations	<u>✓</u>	O Y									\exists
4	Interior Finishes - visible condition	<u> </u>	0 11	.5 (110								1
	Floor Finishes	✓	● Ye	s ONo								$\overline{\Box}$
~	Ceiling Finishes	<u> </u>	(Y									Н
~	Wall Finishes	<u> </u>	(•) Y									\Box
~	Doors/Hardware	<u> </u>	● Ye									\Box
~	Windows/Drapes	<u> </u>										Ī
~	Lighting	<u> </u>										$\bar{\Box}$
5	Cleaning Services - visible condition	on										1
~	Floor Finishes		● Ye	s ONo								
~	Tennant Areas		● Ye	s ONo	High dus	ting						
~	Washrooms		● Y	s ONo								
~	Service Rooms		O Ye	s ONo								
~	Project Cleaning		O Ye	es ONo								
6	Building Systems/Regulatory - visib	le condit	_									1
~	Elevator		O Ye									
~	Fire & Safety Systems		● Ye									
~	Heating - Equipment		● Ye									
~	Cooling/Ventilation - Equipment		● Y									
~	Electrical/Pumps/Fans - Equipment		● Ye									
~	Regulatory ieWater Treatment - Repor	ts or ite										
~				es No								
7	Other Specialty Items		- ·	- 61	1							
~		<u> </u>	○ Ye									\sqcup
~		✓		s No								

Client Comments:

Property Inspection Report

67819-12-1

Bui	Iding Name/Address Access	s Ctr					City	Reg	gion		Buildir	ng#	
460	Selby St.		N	ANAIMO	\	/ I		B00678	819				
Ins	pected by: Jason Rego			Client:	Service	BC			Ra	ting:	86.	96%	
ws	I in Attendence: Joe Wa	le			Sch	edule E	Applicable: O	⁄es		ate:	16-J	an-12	2
Des	scription	Servi	re Cr	ndition	<u> </u>		Comments				F	ollow	<i>y</i> _
DC.	scription	OCI VI		, i di li di l			Comments				'	up	,
		Comp	WS	I Service	1						Re	equire	ed
1	SITE - visible condition				•								1.00
~	Landscape Maintenance	✓	● Y	es ONo									
~	Parking/Drainage/Manholes	✓	● Y	es ONo									
~	Walks/Walls/Ramps/Stairs	✓		es ONo									
~	Security/Perimeter-Fencing	✓	$\overline{}$	es ONo									
~	Trees and Shrubs	✓	● Y	es ONo									
2	Building Exterior - visible condition				Т								_1
~	Building Envelope	✓	_	es ONo									Ш
~	Exterior Doors	✓		es ONo									Ш
~	Glazings	✓	0	es ONo									Ц
~	Lighting/Electrical Services	<u> </u>	_	es ONo									
~	Signage/Flags	✓	● Y	es (No									Ш
3	Roof - visible condition		I ~ v										
~	Roof Covering	✓	0	es ONo	Did not a	ccess.							
~	Access	✓	$\overline{}$	es ONo									
~	Flashing/Parapets	✓		es ONo									
~	Drainage	<u> </u>		es ONo									Ц
~	Penetrations	✓	∪ Y	es ONo									<u></u>
4	Interior Finishes - visible condition		10 v									:#	###
~	Floor Finishes	✓		es ONo									
~	Ceiling Finishes	✓	$\overline{}$		Water sp	ots outsid	e file room. Tile o	ut of p	lace a	t entra	nce vest	ibule.	
~	Wall Finishes	✓		es ONo									
~	Doors/Hardware	✓		es ONo									\vdash
~	Windows/Drapes	✓		es ONo									
~	Lighting	✓	● Y	es ONo									
5	Cleaning Services - visible condition Floor Finishes	n	(•) Y	ON-	C							F#	###
~						acuuming.		la aala			la a ! £a	-4	
~	Tennant Areas						t office, including fi					et.	
~	Washrooms		-		Tolet bas	ses and be	ening faucets in wa	SHIOO	ms an	u brear	krooms.		
~	Service Rooms Project Cleaning			es ONo es ONo									
6	Building Systems/Regulatory - visib	lo condit		es ONO									
O	Elevator	The Condition	_	es ONo									1
~	Fire & Safety Systems		● Y										
~	Heating - Equipment		● Y										
~	Cooling/Ventilation - Equipment		● Y										
~	Electrical/Pumps/Fans - Equipment		● Y										
~	Regulatory ieWater Treatment - Repor	ts or ⊡ite		es No									
~	regulatory for rater frequencine - Nepol			es No									
7	Other Specialty Items			-5 9.10									Щ,
<u> </u>	epocally name	✓		es No									$\overline{\Box}$
~		<u> </u>		es No									
~		₹	<u> </u>		1								ш

Client Comments:

Property Inspection Report

67819-10-7

Bui	Iding Name	Address	Access	Ctr						City	Reç	jion	I	Buildi	ng#	
460	Selby St.		•						N	ANAIMO	\	/I		B678	319	
Ins	pected by:	Jason Re	ego				Client:	PSA				Ra	ting:	85	.71%	,
WS	I in Attende	nce:	Michael \	/irtaner	1	,		Schedule E Applicable: OYes Date: 28						28-	Jul-1	0
Des	scription			Servi	ce C	:onc	lition]		Comments	L				Follo	W-
	oription			OCI VI		,0110				Comments				Ι.	up	•
			l l	Comp	W	/SI Se	ervice							R	equi	red
1	SITE - visible	e condition														0.60
~	Landscape Ma			✓	_	Yes	● No	Leaf and	d garbage ı	removal under tree	s.					
~	Parking/Drain			✓		Yes	○No									
~)	Yes	○No									
~	Security/Perin		ng	✓		Yes	○No									
~	Trees and Shi			✓	()	Yes	● No	Trees re	quire prun	ing, beginning to b	lock e	ntranc	e.			
2	Building Exte		le condition				<u> </u>	1								1
~	Building Enve			✓	_	Yes	○ No									-
~	Exterior Doors	8		✓	_	Yes	○No									-
~	Glazings			✓	_	Yes		Window	s could use	e cleaning.						-
~	Lighting/Elect		es			Yes	○ No									-
~	Signage/Flags Roof - visible			✓	•	Yes	○No									<u> </u>
3	Roof Covering			✓	•	Yes	○No									1
~	Access	,		<u> </u>		Yes		Laddore	and fall ro	straint required.						┨
~	Flashing/Para	note		<u> </u>		Yes	ONo	Lauders	and fall re	Straint required.						╂
~	Drainage	pers		<u> </u>	_	Yes	ONo									╂
~	Penetrations			<u> </u>	_	Yes	ONo									╁
4	Interior Finis	hes - visib	le condition				<u> </u>								Ŀ	####
~	Floor Finishes			✓	()	Yes	○No									
~	Ceiling Finish			✓		Yes		One dar	k water sp	ot in corner near e	ntranc	e.				1
~	Wall Finishes			✓		Yes	○ No									15
~	Doors/Hardwa	are		<u> </u>	<u> </u>	Yes	○No									1
~	Windows/Drap	pes		<u> </u>	• ,	Yes	○No									
~	Lighting			✓	O ,	Yes	● No	Light mi	xing.							
5	Cleaning Se	rvices - vis	ible condition	1	1			Į.								0.75
~	Floor Finishes	3			O O	Yes	○No								'	
~	Tennant Areas	s			• ,	Yes	○No									
~	Washrooms				\sim	Yes		Hard wa	ter stains i	in toilets.	-					
~	Service Room					Yes	○No									
~	Project Cleani				_	Yes	○No								-	
6		tems/Regul	atory - visible	condition				T								1
~	Elevator	_				Yes	○No									10
~	Fire & Safety				-	Yes	○No									14
~	Heating - Equ					Yes	○No									ᆜ
~	Cooling/Ventil		•			Yes	○ No									ᆜ
~	Electrical/Pum	•				Yes	○ No									14
~	Regulatory let	vvater i reat	ment - Reports	s or ite		Yes	○ No									낸
7	Other Specia	lty Itomo				Yes	○ No									
	outer opecia	nty items			O	Yes	○ No									
~				✓		Yes	● No									壯
~				▼		. 62										$\sqcup \sqcup \sqcup$

Client Comments:

Property Inspection Report

67819-11-7

Bui	Building Name/Address									City	Reg	gion	Bu	ilding#		
460 Selby St.									N	IANAIMO	\	/I	В0	067819		٦
Ins	pected by: Jason F	Rego)				Client:	Labour	Citizen	s Services		Rat	ting:	85.71%)	
WS	I in Attendence:		Paul Mack	Kay				Schedule E Applicable: Oyes Date: 28-Ju							1	
Des	scription			Servi	۰۵ ۲	One	dition								M-	Ŧ
Des	scription			OCI VI		011	aition	Comments Follow up								
				Comp	W	SIS	Service	Requ								ı
1	SITE - visible condition	on													0.8	_
~	Landscape Maintenance	е		✓)	Yes	○No							·		Ī
~	Parking/Drainage/Manh	oles		✓	• \	Yes]
~	Walks/Walls/Ramps/Sta			✓	_	Yes]
~	Security/Perimeter-Fend		<u> </u>	~	Yes]	
~	Trees and Shrubs			✓	O Y	Yes	● No	Tree bra	nches rec	quire trimming, obst	ructin	g entra	nce.			<u>] </u>
2	Building Exterior - vis	sible c	condition			·/	ONe								T	1
~	Building Envelope Exterior Doors			✓	\(\rightarrow\)\(\rightarrow\)	res Yes									∤ ⊨	L T
~	Glazings			<u> </u>	_	res Yes									∤ ¦	_
~	Lighting/Electrical Servi	ices		<u> </u>	_	Yes									1=	٦
~	Signage/Flags			<u> </u>		Yes									┧┝	7
	Roof - visible condition	n					<u> </u>								0	.8
~	Roof Covering			✓	() \	Yes	● No	Cracks in	n roof/ded	k may be causing I	eaks i	n spac	е.			T
~	Access			<u> </u>	<u>ق</u> ۱	Yes						-				Ī
~	Flashing/Parapets			✓)	Yes	○No								1	Ī
~	Drainage			✓	• \	Yes	○No									
~	Penetrations			✓	• \	Yes	○No									
4	Interior Finishes - visi	ible c	ondition											Ŀ	###	##
~	Floor Finishes			✓	● \											
~	Ceiling Finishes			✓		Yes		Multiple	water spo	ts thoughout floor s	space.	Tile o	ut in front	vestibule.]
~	Wall Finishes			✓		Yes									Ţ]
~	Doors/Hardware			<u> </u>	_	Yes									ļĻ	_
~	Windows/Drapes			<u> </u>	_	Yes									ļĻ	_
~	Lighting			✓	• Y	Yes	○No							L		
5	Cleaning Services - v	/isible	condition			·	ON							-	###	##
~	Floor Finishes				()	Yes Yes		Dua and	duat in	indow from a Cat	n, ele-		doore set	hoine els -	<u> </u> _]
~	Tennant Areas Washrooms				()			buy and	uust in W	rindow frames. Ent	y gias	s and (uoors not	being clea	1] 7
~	Service Rooms				-	Yes									1	J T
~	Project Cleaning					Yes										J T
6	Building Systems/Reg	ulato	rv - visible	condition			<u> </u>									1
	Elevator	,	.,			Yes	○No									귀
~	Fire & Safety Systems			$\overline{\Box}$	<u>ن</u>]]
~	Heating - Equipment				<u>آ</u>											י ו
~	Cooling/Ventilation - Eq	uipme	ent		<u>•</u> ١			Cigarrett	e smoke	being drawn into lic	uor in	specto	r office th	rough AC.		į
~	Electrical/Pumps/Fans -	- Equi	ipment		• \	Yes	○No]
~	Regulatory ieWater Trea	atmer	nt - Reports	or <u>lite</u>	O 1	Yes	○No]
~					○ \	Yes	○ No						·	·]
7	Other Specialty Items															
~				✓		Yes]
~				✓	()	Yes	○ No]

Client Comments:

Recommendations to WSI:

Cigarette smoke may be drawn in from an intake on the small south deck on the floor above.

Property Inspection Report

67819-12-7

Building Name	e/Address	Access	Ctr						City	Reg	jion	E	Building	#	
460 Selby St.		_						N	ANAIMO	٧	′ I	E	3006781	9	
Inspected by:	Jason Reg	jo				Client:	Service	BC			Rat	ing:	86.96	3%	
WSI in Attende	nce:	Paul Mac	Kay		ı		Sch	edule E	Applicable: O	Yes	D	ate:	11-Ju	-12	
Description			Servi		`ond	lition			Comments	L			Fol	low-	\equiv
Description			OCI VII	c e c	JOHL				Comments	1				iow- ip	
			Comp	W	/SI Se	ervice								uire	d
1 SITE - visibl	e condition														.80
~ Landscape Ma	aintenance		✓	•	Yes	○No									7
~ Parking/Drain	age/Manholes	3	✓	•	Yes	○No									Ī
~ Walks/Walls/I	Ramps/Stairs		✓		Yes	● No	Re-paint	hi-viz ma	rks on entrance sta	airs.					
~ Security/Perin	neter-Fencing		✓	•	Yes	○No									
~ Trees and Sh			✓	•	Yes	○No									
	erior - visible	condition													1
~ Building Enve			✓	_	Yes	○No									
~ Exterior Doors	S		✓		Yes	○No									\Box
~ Glazings			✓		Yes	○No									\Box
	rical Services		✓		Yes	○No								_ <u> </u>	╛
~ Signage/Flags			✓	(•)	Yes	○No									┙
3 Roof - visible						0								Щ.	_
~ Roof Covering	9		✓	_	Yes	○ No								_	\exists
~ Access			✓		Yes	○No								_	\exists
~ Flashing/Para	pets		<u> </u>	_	Yes	○No								— <u> </u>	_
~ Drainage			✓		Yes	○No								_	_
~ Penetrations			✓	\cup	Yes	○No								_L	ᆚ
	hes - visible	condition			.,										_1
~ Floor Finishes			✓	_	Yes	○No	D I							— <u> </u>	\exists
~ Ceiling Finish			✓		Yes		керіасе	entrance	ceiling tile.					_	\exists
~ Wall Finishes			<u> </u>	_	Yes	○ No								— <u> </u>	4
~ Doors/Hardwa			✓	_	Yes	○ No									\exists
~ Windows/Dra	pes		✓		Yes Yes	○No ○No									4
LightingCleaning Se	rvices - visib	lo condition	•		res	ONO								144	
~ Floor Finishes		ie condition			Yes	○No								##	##
~ Tennant Area					Yes		High due	ting requi	rad					ᆜ片	\exists
Washrooms	•			_	Yes				vashroom floors re	nuire a	ttentio	<u> </u>			\exists
~ Washioons ~ Service Room	ns				Yes	○ No	. Onet Da	Jes anu W		yune d	IIIOI	••			
~ Project Clean					Yes	ONo									_
	tems/Regulat	orv - visible	conditi		100	<u> </u>								71	1
~ Elevator		ory violate			Yes	○No								1	╗
~ Fire & Safety	Systems			_	Yes	○No								ᅱ누	
~ Heating - Equ				-	Yes	○ No									┧
	lation - Equipn	nent		-	Yes		Explain "	EC"readir	ng on thermostat.						ī
	nps/Fans - Eq			_	Yes	○No								ᅱ누	ī
	Water Treatme		or ite		Yes	○No								ᅱ누	ī
~		•			Yes	◯ No								\dashv	ī
7 Other Specia	alty Items						1							T^{\prime}	
~			✓		Yes	● No								1	$\overline{}$
~			<u>✓</u>		Yes	○ No								\exists	
<u>u</u>															-

Client Comments: