Depreciation report - Life cycle maintenance needs and funding

Roofs, exterior walls, building structure, sewer lines, eaves troughs, perimeter drains, 1 window in basement laundry room, water meter, hot water tank, common areas in basement and all property outside the areas designated as belonging to individual stratas, are held in common between the 2 stratas.

House structure/common property	Present state & estimation of age	Replacement process & cost	Funding model	Monthly maintenance funding per individual
Roof	Inspection report didn't flag any immediate issues, over 30 years old so needs to be replaced in next few years	Replace roof and install solar panels on roof at same time, \$25,000 for roof and \$30,000 for solar panels	One time capital expenditure of ~ \$55,000 split between the 2 stratas = ~\$23,000 each. Funding for the following new roof in approximately 30 years is \$50 a month per Strata (\$100 x 360 months = \$36,000)	\$50
Windows (belonging to each strata)	Double glazed vinyl in good condition, ~ 20 years old	Replace as needed	Capital cost of window replacements paid by individual stratas	
External stucco & trim paint	inspection report didn't flag any immediate issues, ~ 10 years old	Stucco will need to be repainted in ~ 5 years time (estimate 15 yr life span) for \$20,000	Strata maintenance fees \$170 a month per strata (\$340 x 60 months = \$20,400)	\$170
Shared gas tankless hot water heater	No issues, 2 years old	~ 20 year lifespan, estimated replacement	Replacement fees \$15 a month per strata (\$30 x 240 months = \$7200)	\$15

		cost \$7000		
Heat pumps	New installed with	Maintenance	Maintenance &	
	strata renovation	and	replacement	
		replacement	capital cost paid by	
		as needed	individual stratas	
Fence bordering city	Fence is 5 years old	Replace posts	Maintenance fees	\$8.50
property	in good shape	as needed	\$8.50 a month per	
		roughly in 10	strata (\$17 x 120	
		years cost	months = \$2040)	
		\$125 per post		
		x 16 post		
		=\$2000		
32' Fence bordering	Old and needs	Neighbour	Capital cost to be	
neighbour	replacing	suggested	covered with strata	
		splitting cost of	renovation	
		replacing		
Perimeter & sewage	Perimeter drains	Install cleanout	Cleanout installed	\$9
drains maintenance	are ~ 20 years old,	point. Service	\$1750 and clearing	
and replacement	clay sewage pipes	root blockage	out sewage line	
	are original a	on neighbour's	and cleaning	
	significant length -	yard. Maintain	perimeter drains	
	an easement onto	and replace	\$650 is a current	
	neighbours	when needed	one time levy.	
	property where	with	Ongoing once	
	root blockage	neighbour's	every 3 years	
	identified	engagement	(\$325 x 2 =\$650)	
			\$9 x 36 = \$324	
General common	Fund to cover		\$25 a month x 2 =	\$25
area house	expenses		\$50 a month	
maintenance	otherwise			
	unanticipated			
				\$277.50

Addendum

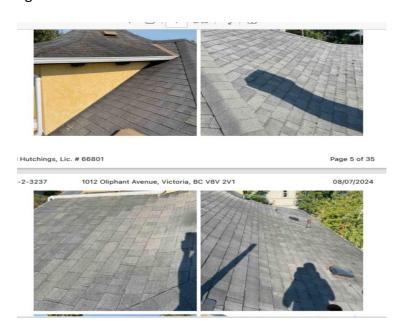
House Inspection report features 08/07/2024 (see House Inspection Report)

"1.6.1 The home is a wood frame structure set on cast in place concrete foundations. The construction appears to be conventional wood frame techniques"

"Wall Surface Stucco 3.4.1 Stucco is in good condition. Minor cosmetic shrinkage cracks are inherently common and normally do not pose a concern"

"Water main is plastic pipe. 9.2.1 Inspected an upgraded water main. This is a nice feature."

"Roofing General Comments 4.1.1 Roofing system is in fair condition for its age and showing signs of normal wear and tear."



1012 Oliphant Upgrades from previous owner

From neighbor who owned prior to previous owner Roof ~30 years old, inspected in Aug. 2024 From previous owners who purchased in 2002:

- Replaced the drains tiles a couple years after we bought it. Don Mann did them;
- Replaced all windows around the same time as drain tiles from wood to vinyl;
- Upgraded the service to 400 amp ... end of 2022;
- Installed hot-water on demand tank, commercial tank end of 2022;
- Re-stuccoed exterior approx 10 years ago;
- Fenced in back yard approx 5 years ago; .
- -Repainted the exterior soffits and trim end of 20
- New gutters on West and north lower side.

See #4 & #5 for state of exterior drainage systems

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