

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

Addendum

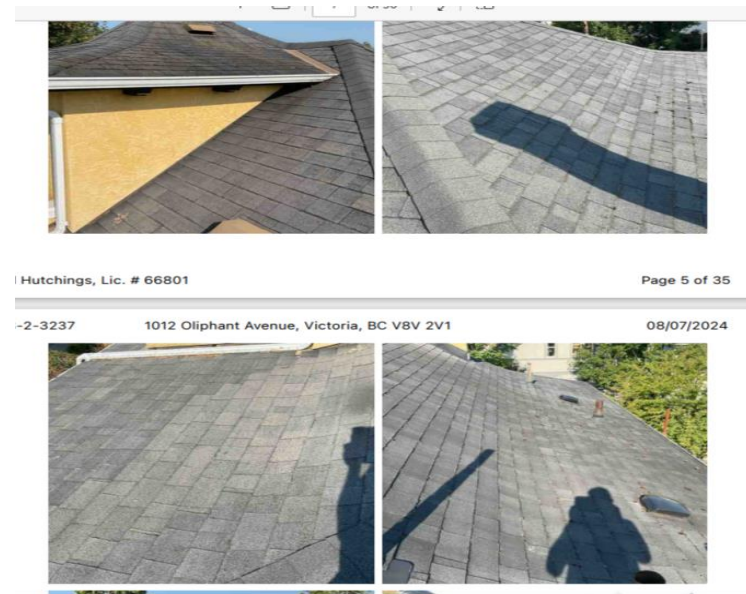
House Inspection report features 08/07/2024 (see House Inspection Report)

“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

DATE: 03 07 25 JOB # 3300
M D Y

#415-3277 Quadra St., Victoria, B.C. V8X 4W9
CALL NOW 1-250-818-0905

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Customer		Phone	1-416-535-3512
Address		Alt. Phone	STEPHEN GORING - c/o
City/Postal		Email	stephen.goring@gmail.com
Job Address	1012 OLIPHANT AVE	Ticket #	

<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Storm	<input type="checkbox"/> Waterline
<input checked="" type="checkbox"/> Camera Inspection	<input checked="" type="checkbox"/> Drain Clearing	<input type="checkbox"/> Hydro Flush
<input type="checkbox"/> Pipe Location	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Excavation
<input type="checkbox"/> Catch Basin	<input type="checkbox"/> Toilet	<input type="checkbox"/> Bathroom Sink
<input type="checkbox"/> Laundry	<input type="checkbox"/> Kitchen Sink	<input type="checkbox"/> Bar/Sink/Shower
<input type="checkbox"/> Repair	<input type="checkbox"/> Assessment	<input type="checkbox"/> Video

SHUT OFF REPAIRS

Job Description: KITCHEN REPAIR, BATHSINK CLEANING, CAMERA STORM + SEWER LINES:

- REPLACED TAILPIECE ON LOWER SUITE KITCHEN SINK AS WAS LEAKING.
- AVGURED UPPER BATHROOM SINK TO CLEAN LINE OF BLOCKAGE.
- TESTED SHUT OFF FOR LEAKS. TIGHTEN VALVE SHUT OFF'S TO STOP.
- REVIEWED SEWER LINE FROM 2" ABS ACCESS AND ALSO UPPER 4" ABS ACCESS. BOTH ACCESS POINTS ARE DIFFICULT TO AVERGE FROM. SUGGEST OUTSIDE ACCESS FOR CLEANING. FOUND MANY SECTIONS FROM HOUSE CAST IRON TO 4" CLAY TILE WITH ROOTS INSIDE CLAY TILE. THIS LINE RUNS OUT THE BACK AND ACROSS BACK OF NEIGHBORS (EASTSIDE) PROPERTY. LINE WAS BLOCKED AT 60' APPROX. COULD NOT PASS. WATER WAS DRAINING.
- STORM DRAIN SYSTEM APPEARS TO BE A NEWER DUAL 4" PVC TYPE. MOST ALL HAD MUD INSIDE. STORM OUTLET ON CITY SIDE HAD ROOTS.

Time In: 11:30 Time Out: 12:30 Technician: JONATHAN WATTS

Print Name: 11:30 12:00

Signature: _____

Date: _____

Terms:
Terms and conditions on reverse. Payment on completion.
Credit only by agreement. Cheques Payable to: Watts Plumbing & Drains Inc. E-Transfers Payable to: jonathan@wattsplumbinganddrains.com. Thank you.

Agreement
I hereby authorize Watts Plumbing & Drains Inc. to perform the above described work and agree to pay amount agreed upon completion of work.

Inspection	\$
Cleaning	\$
Plumbing	\$
Parts/Material	\$
THANK YOU!	
Subtotal	\$
Tax	\$
Total	\$

Payment ☐ Cheque ☐ Credit Card ☐ E-Transfer ☐ Cash ☐

Credit Card # _____ EXP _____

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