

Chronological list of upgrades and Renovations at 4380 Halifax St, and in Suite 805

2004 Buchanan North completed by Appia Developments.

Stainless Steel appliance upgrade by original owner.

2008 Hardwood flooring installed by original owner (Strata approved)

2009 Strata owners approved a \$150,000 special assessment to complete comprehensive energy efficiency upgrades including Solar Thermal water preheating; wireless usage metering of each owners hot water and fireplace gas usage and lighting upgrade package. 40% reduction of natural gas usage by building was realized.

2010 Oct 31st = current owners purchased Strata Lot 047 (Suite 805)

New sliding door glass for spare bedroom installed at Strata expense.

New over the range GE microwave installed by owner.

All light switches and power plugs replaced with Decora style in suite 805.

Hallway and bedroom lights replaced with CFL bulbs in suite 805.

All telephone jacks re-terminated with data ready outlets in suite 805.

New stainless steel braided water inlet houses installed on both toilets and laundry in suite 805 as recommended by Strata.

2011 New dryer booster fan installed in suite 805 at Strata expense.

New manual fan timer and humidistat installed in main and ensuite bathrooms of suite 805 respectively.

Strata Council enters into comprehensive maintenance contract with Thyssen Krupp to improve elevator regular maintenance and reduce downtime.

2012 Strata owners approve a \$175,000 special levy. Alumni Restorations and painting awarded the contract to review building envelope, repair any concrete as necessary, replace any exterior caulking and to coat exterior concrete with elastomeric (ceramic chip infused) paint. This coating will fill any hairline cracks and is mildew and mold resistant and has a warranty. Contract was under budget. Only \$1000 concrete repair needed for Strata.

2012 New Kenmore refrigerator installed by current owner of suite 805. Owner's manual to remain for new owner.

2013 Strata council approves comprehensive maintenance contract with DMS Mechanical to provide regular maintenance package for plumbing and mechanical systems in building.

Complete roof survey conducted by Design Roofing. All recommended (minor) routine maintenance performed.

November: Strata Council hires Halsall Engineering to conduct depreciation report. (still in progress)

2014 Annual fireplace inspection passed for suite 805. Inspection conducted by Surefire Gas at suite owners expense. (receipt available)

Strata proceeds with maintenance of steam sauna (in progress)

July 20, 2014: installed new insinkerator Badger 5 unit in suite 805 kitchen sink. Registration documents available to new owner, which will provide a 2 year in home warranty for your use. (receipt provided from Emco plumbing supply) Owner's manual will remain for new owner.

LIST OF REGULAR MAINTENANCE PROVIDED BY STRATA:

Exterior windows washed twice annually.

Common property hallway carpets cleaned twice annually.

Patio and balcony decks power washed annually.

Dryer duct cleaning and booster fan testing annually.

All fire detection systems (including in suite) tested annually.

All four parkade levels power washed annually.

Emergency generator tested annually.

Testing of gas fireplaces is scheduled annually by Strata. This is optional and is at the individual owner's expense.

A website is provided by the Strata. Some portions are available to the public. Other areas are for owner's use only and are password protected. An application must be submitted to the property manager to obtain a username and password. The website is at: northbuchanan.com