

Building Condition Assessment Report

Asset	E8 - Cottage 122 (Ambulance Station)	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1923.	
Size (Gross Floor Area)	1,049	Sq.Ft.
Asset Type	RV_Cotts116, 118-120 & 122, 1 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
Floors Above Ground	1	
Report Date	October 2013	



Executive Summary

The building is located adjacent to the north site entrance and, while alternatives are being considered, remains occupied by BC Ambulance service. The residence, Cottage 122, is a 97.5 m2 two story wood frame Craftsman Bungalow with a partial concrete basement. It was constructed in 1923 as a staff residence. Cottage 122 remains in good repair was rated as "good" in the previous heritage evaluations.

This report assumes a continuation of the current use (or previous use if building is vacant) and does not include costs associated with a change of use of the building.



Summary Results of Assessment: E8 - Cottage 122 (Ambulance Station)

Replacement Costs	Renewal Costs	FCI
\$330,000.00	\$140,500.00	43%



Definitions:

- **Replacement Cost:** The combined costs (construction only - soft costs are not included) to replace all the components in the building without demolition and rebuilding. This number is arrived at from RS Means and other sources then verified (validated) by the persons doing the building assessments.
- **Renewal Cost:** The combined costs (construction only - soft costs are not included) of all the identified renewal needs.
- **Facility Condition Index (FCI):** a ratio of renewal costs divided by replacement costs
- **FCI Level Definitions:**
 - o Good: 0%-5%
 - o Fair: 6%-10%
 - o Poor: 11%-30%
 - o Critical: greater than 30%



A10 Foundations

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Reinforced cast in place concrete.		
<u>Commentary (Condition ...)</u>	Poured cold joints visible throughout, lack of vibration at time of pour. Additional cracks visible. Some visual signs of water ingress.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Footings and foundation's are reinforced concrete cast in place. Investigate and repair as required.		
 <u>Commentary</u>	 Consider Consultant Study to address seismic and overall building structural conditions.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Reinforced Slab on excavated grade. Footings and foundations reinforced, cast in place to support wood frame system above.		
<u>Commentary (Condition ...)</u>	There are visual signs of water ingress.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Footings and foundation's are reinforced concrete cast in place.		
 <u>Commentary</u>	 Consider Consultant Study to address seismic and overall building structural conditions. See "Foundations".		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Wood frame.		
<u>Commentary (Condition ...)</u>	The building's framing system appears to consist of standard dimensional lumber, joists, studs and beams visible in basement; however, upper floors were not verified due to the presence of architectural finishes. The gravity load resistance system has provided acceptable performance levels.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	The structural system for the above grade portion of the building is wood framing, which would be typical for this building type/era.		
<u>Commentary</u>	The gravity load resistance system has provided acceptable performance levels. Consider Consultant Study to address seismic and overall building structural conditions. See "Foundations".		



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	The exterior walls consist of horizontal wood siding, painted, to ~ 5 ft. above grade with majority clad with cedar shingles, painted.		
<u>Commentary (Condition ...)</u>	Combination painted shingle finish with wood trim/components. Some rot visible at various locations. Re &re as required and paint all wood/timber components.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Some rot visible at various locations. Re &re as required and paint all wood/timber components.		
<u>Commentary</u>	Consider Consultant Study to address heritage requirements, seismic and overall building conditions.		



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Exterior wood casement single glazed windows. (28)		
<u>Commentary (Condition ...)</u>	Mix of vertical slide with fixed above, multi-pane and awning types.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace windows.		
<u>Commentary</u>	The windows in this building are of varying assembly types. Very old wood framed, single glazed. Consider Consultant Study to address heritage requirements, seismic and overall building conditions to determine and receive new window types.		


B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Exterior doors (3).		
<u>Commentary (Condition ...)</u>	North: 1 rear entry (main entrance) South: 1 front entry West: 1 basement access		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace exterior doors as required.		
<u>Commentary</u>	Doors and frames are beyond life cycle. Condition is fair to poor. Consider Consultant to address heritage requirements, seismic and overall building conditions to determine and receive new doors and frames.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Cross gable roof with architectural gable end and soffit features.		
<u>Commentary (Condition ...)</u>	Interlocking asphalt shingles in fair condition.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace roof.		
<u>Commentary</u>			



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Interior non-load bearing walls.		
<u>Commentary (Condition ...)</u>	Lath and plaster, painted.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Repair and paint as required.		
<u>Commentary</u>			



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Interior doors.		
<u>Commentary (Condition ...)</u>	Original wood raised panel doors. Interior and closet doors solid wood with wood frames.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Overall good/fair condition.		
<u>Commentary</u>	Wood doors and frames. No Fire Resistance Rating.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Kitchen cabinets and countertops.		
<u>Commentary (Condition ...)</u>	Paint surfaced plywood cabinets and laminate countertops.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace fittings.		
<u>Commentary</u>			



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Interior and exterior stairs.		
<u>Commentary (Condition ...)</u>	1 exterior concrete stair, front entry 1 exterior concrete stair to basement entry. 1 interior wood frame central stair, wood treads with rubber tread/nosings. 1 exterior stair to rear entry, partial rubber tread cover over wood with metal nosings.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair/maintain to protect from elements.		
<u>Commentary</u>	Main entry stairs have inconsistent risers, not to code and should have handrail installed.		



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Lath and plaster with wood panel architectural features.		
<u>Commentary (Condition ...)</u>	Some donnacona type wall/ceiling panels with wood strip joints upstairs.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2019.		
<u>Brief Description</u>	Re & re as required.		
<u>Commentary</u>	Mild cracks visible throughout. Ensure any/all compromised walls are reinstated to maintain integrity and finish. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Floor finishes throughout.		
<u>Commentary (Condition ...)</u>	Mix of exposed concrete in basement and sheet good vinyl.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2019.		
<u>Brief Description</u>	Re & re as required.		
<u>Commentary</u>			



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Ceiling finishes throughout.		
<u>Commentary (Condition ...)</u>	Mix of lath and plaster, smooth,painted and donnacona type panels with wood strip joints upstairs, t-bar grid with drop in acoustic tiles and lighting, in basement.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2019.		
<u>Brief Description</u>	Cracks visible.		
<u>Commentary</u>	Re & re as required.		



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Bathroom, laundry and kitchen fixtures.		
<u>Commentary (Condition ...)</u>	Overall in good condition.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Update fixtures with water efficient type units.		
<u>Commentary</u>	Mostly original units. Era, finishes and types vary. Upright shower in bathroom only, no tub. Consider Consultant Study to define scope of work and order of magnitude for multiple Cottages on site to achieve economies of scale.		



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Main supply in basement with PRV.		
<u>Commentary (Condition ...)</u>	1/2 inch copper supply with Inline PRV to each floor with flexible and non-flexible connections to each fixture.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Domestic water distribution. Re & re as required.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple Cottages on site to achieve economies of scale.		



D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Sanitary sewer from building to septic tank.		
<u>Commentary (Condition ...)</u>	Gravity based risers leading to 6 inch sewer pipe in the basement.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2034.		
<u>Brief Description</u>	Sanitary waste lines. Re & re as required.		
<u>Commentary</u>	Assess at time of Consultant Domestic Water Distribution study.		



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Gutters, rain water leaders and perimeter footing drainage.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair rain water drainage system as required.		
<u>Commentary</u>	Aluminum gutters with PVC rainwater leaders to perimeter footing drainage. Replace at time of roof replacement.		



D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	Rheem DHW tank, 40 gallon in basement.		
<u>Commentary (Condition ...)</u>	Replaced 2011.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace hot water tank.		
<u>Commentary</u>	Hot water tank is located in basement. Replace at first sign of leaking.		



D3012 Gas Supply System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Domestic oil. Oil fuel storage tank located outside.		
<u>Commentary (Condition ...)</u>	Existing domestic oil fuel storage forms part of the hot water heat source installation. Tank monitored and filled by service provider.		
<u>Action</u>	1.		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Annual preventative/predictive maintenance by WSI.		
<u>Commentary</u>	Service should be maintained for optimal performance.		



D3026 Heating Generating Auxiliary Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$7,000		
<u>What & Where</u>	"Nu-air" heat recovery system.		
<u>Commentary (Condition ...)</u>	Oil fired system.		
<u>Action</u>	1		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	New in floor duct supplied heat recovery distribution system throughout cottage. New system 2011.		
<u>Commentary</u>	Service should be maintained for optimal performance.		



D3027 Heating Generating Equipment & Piping Insulation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Hot water "WM" boiler in basement.		
<u>Commentary (Condition ...)</u>	Feeds existing fin tube heat registers throughout. Service should be maintained for optimal performance.		
<u>Action</u>	1.		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace/upgrade boiler.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple Cottages on site to achieve economies of scale.		



D3034 Packaged Air Conditioning Units

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$7,000		
<u>What & Where</u>	"Inverter V" (LG) AC Unit in upstairs bedroom.		
<u>Commentary (Condition ...)</u>	New 2010.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2035.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3041 Air Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	See Heating Generating Auxiliary Equipment.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Roof vents, kitchen exhaust, dryer exhaust and chimney exhaust.		
<u>Commentary (Condition ...)</u>	Preventative and predictive maintenance practices should be set in place.		
<u>Action</u>	1.		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Original equipment with some upgrades.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2019.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	125 amp 120/208 panel with smart meter in basement, services cottage. Federal Pioneer 600V 1 Phase 3W transformer to service cemetery shed and residence including pedestals for Ambulance requirements.		
<u>Commentary (Condition ...)</u>	Consider Infra red scanning of electrical system.		
<u>Action</u>	1.		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			


D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Insulated copper wiring (2 wire). Typically not visible.		
<u>Commentary (Condition ...)</u>	All wiring devices (interior & exterior) should be tested for correct wiring polarity and retentive force. Any defective devices should be replaced.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	1500		
<u>Action Year</u>			
<u>Brief Description</u>	Existing electrical is 2 wire only. Electrical system upgrade should be considered.		
<u>Commentary</u>	Consider a Consultant Study to define scope of work and order of magnitude for multiple Cottages on site to achieve economies of scale.		


D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Fixtures typically original to construction of building.		
<u>Commentary (Condition ...)</u>	Mix of metal halide, fluorescent and incandescent.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Lighting - General With advances in technology, there are opportunities for energy savings that will offset the cost of lighting retrofits. For example, the cost of LED lighting, which uses far less energy than traditional fluorescent or incandescent lights has reduced drastically, and may be an economical choice. Also, T-5 fluorescent fixtures use less energy than T-8 fixtures.		
<u>Commentary</u>	Undertake a lighting study or energy audit to investigate/determine energy savings. Consider a Consultant Study to define scope of work and order of magnitude for multiple Cottages on site to achieve economies of scale. See "Branch wiring".		

D5031 Public Address And Music System


<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$0		
<u>What & Where</u>	Proprietary Ambulance Service equipment on site.		
<u>Commentary (Condition ...)</u>	Arrangements for maintenance by BC Ambulance Service.		

D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	Service provider equipment in basement, handset at various locations in building.		
<u>Commentary (Condition ...)</u>	Phone system provided and maintained by service provider (Telus typically).		




D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Fire alarm panel ("Notifier") with monitoring equipment located in basement. Interconnected smoke detectors each floor. Fire bells each floor with pull stations centralized.		
<u>Commentary (Condition ...)</u>	Fire Alarm system is regularly tested by service provider as required by code. Altogether, the fire alarm system is in good condition and may require additional periodic maintenance.		





<u>Action</u>	1.
<u>Action type</u>	Maintenance
<u>Action Cost</u>	\$1,000
<u>Action Year</u>	2014.
<u>Brief Description</u>	
<u>Commentary</u>	



D5038 Security Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	Keypad station located at main entrance.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site, activated/deactivated by BC Ambulance Service staff		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2035.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	No Exit lights.		
<u>Commentary (Condition ...)</u>	Paper exit signs only, non-compliant.		
<u>Action</u>	1.		
<u>Action type</u>	Install		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Install Illuminated Exit Lights, upgrade emergency lights throughout. Safety risk.		
<u>Commentary</u>	Exit & Emergency Light Systems. Install new system equivalent to other cottages on site. Ensure Fire Code Compliance.		

E1090 Other Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	1 range with hood exhaust, 1 refrigerator in kitchen on main floor. Washer/dryer in basement.		
<u>Commentary (Condition ...)</u>	Overall good condition.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			

E2020 Movable Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1923.		
<u>Replacement Value</u>	\$0		
<u>What & Where</u>	Miscellaneous items by BC Ambulance Service.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			