

# Building Condition Assessment Report

<b>Asset</b>	C3b - Holly Drive Cottage 109	
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
<b>Construction Year</b>	1915.	
<b>Size (Gross Floor Area)</b>	3,714	Sq.Ft.
<b>Asset Type</b>	RV_Cottage 107 etc., 2 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
<b>Floors Above Ground</b>	2	
<b>Report Date</b>	October 2013	



**Executive Summary**

Cottage 109 is one of nine residences that were initially constructed to accommodate various site staff. This Cottage was constructed in 1915 and is two-storey, gable roof, octagonal hip dormers, wood frame and stucco exterior residence. The Cottage is 345.03 m2 and is centrally located, close to site services and several major BCHMS facilities. Cottage 109 was given a "Good" rating in the previous Heritage Evaluation. This Cottage is currently occupied by PHSA, FPS. PHSA have requested to renew their tenancy for a further five year term.

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:** C3b - Holly Drive Cottage 109

Replacement Costs	Renewal Costs	FCI
\$648,646.00	\$277,500.00	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**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$45,000		
<u>What &amp; Where</u>	Reinforced cast in place concrete.		
<u>Commentary (Condition ...)</u>	No visual sign of water ingress. Some cracks visible.		
<b><u>Action</u></b>	<b>1.</b>		
<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.		
<u>Commentary</u>	Consider Consultant Study to address seismic and overall building conditions.		



**A20 Basement Construction**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$40,000		
<u>What &amp; Where</u>	Reinforced Slab on excavated grade. Perimeter footings and foundations reinforced, cast in place with wood posts and beams to support wood frame system above.		
<u>Commentary (Condition ...)</u>	There are no visual signs of water ingress.		
<b><u>Action</u></b>	<b>1.</b>		
<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**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; 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.		
<b><u>Action</u></b>	<b>1.</b>		
<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**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$155,000		
<u>What &amp; Where</u>	The majority of the above grade walls have been clad with painted stucco (rock dash).		
<u>Commentary (Condition ...)</u>	Some rot visible at various locations.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Some rot visible at various locations. Re &re as required and paint all wood/timber components.		
<u>Commentary</u>	A building envelope consultant study should be considered.		



**B2020 Exterior Windows**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$35,000		
<u>What &amp; Where</u>	Exterior wood casement single glazed windows. (32)		
<u>Commentary (Condition ...)</u>	Mix of vertical slide with fixed above, fixed, hinged and awning types.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$35,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace windows.		
<u>Commentary</u>	The windows in this building are wood framed casement, single glazed. Consider Consultant Study to address heritage requirements, seismic and overall building conditions to determine and receive new window types.		

**B2030 Exterior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$7,000		
<u>What &amp; Where</u>	Exterior doors (4)		
<u>Commentary (Condition ...)</u>	North: 1 main, 1 basement South: 1 main Raised panel wood door and frame, no rating. Front door has lite in door with lites each side.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace exterior doors.		
<u>Commentary</u>	Doors are beyond life cycle. Condition is fair to poor. Consider Consultant Study to address heritage requirements, seismic and overall building conditions to determine and receive new door types.		



### B30 Roofing

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Asphalt shingled gable roof with 2 octagonal hip dormers. Flat SBS membrane roof over addition		
<u>Commentary (Condition ...)</u>	New 2011.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			



### C1010 Partitions

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$45,000		
<u>What &amp; Where</u>	Non-load bearing interior partition walls.		
<u>Commentary (Condition ...)</u>	Mix of lath and plaster, and wood cladding, painted.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$4,500		
<u>Action Year</u>	2026.		
<u>Brief Description</u>			
<u>Commentary</u>			



**C1020 Interior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$50,000		
<u>What &amp; Where</u>	Overall good condition.		
<u>Commentary (Condition ...)</u>	Overall good condition. Wood raised panel doors and wood frames. No Fire Resistance Rating. Paint and stain finishes.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2025.		
<u>Brief Description</u>	Replace doors.		
<u>Commentary</u>	Wood Interior and closet doors and frames do not have Fire Resistance Rating.		



**C1030 Fittings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Kitchen cabinets and countertops.		
<u>Commentary (Condition ...)</u>	Veneer surfaced particle board cabinets and laminate counters.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			

### C20 Stairs

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$18,000		
<u>What &amp; Where</u>	Exterior: Reinforced concrete stairs. Interior: Stairwell stairs wood frame vinyl treads with nosings and carpet on landing.		
<u>Commentary (Condition ...)</u>	1 exterior concrete stair with landing, front entry 1 exterior concrete stair, rear basement entry 1 interior wood frame central stair, carpet with metal nosings. 1 interior wood frame stair to basement, painted - blocked to prevent resident access to basement.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

### C3010 Wall Finishes



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$13,000		
<u>What &amp; Where</u>	Lath and plaster with architectural features.		
<u>Commentary (Condition ...)</u>	Mild cracks visible. Crown mouldings wainscotting and architectural features, painted throughout.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$13,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			





**C3020 Floor Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2005.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Carpet in common and bedroom areas. Sheet good vinyl with welded seams in kitchen and bathrooms.		
<u>Commentary (Condition ...)</u>	Overall good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			



**C3030 Ceiling Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$18,000		
<u>What &amp; Where</u>	Ceiling finishes throughout.		
<u>Commentary (Condition ...)</u>	Mix of lath and plaster, smooth,painted. Lath and plaster, coffered,smooth, painted.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Targeted ceiling repairs and paint.		
<u>Commentary</u>	Repair damaged ceiling as required. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



**D2010 Plumbing Fixtures**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$12,000		
<u>What &amp; Where</u>	Bathroom, laundry and kitchen fixtures.		
<u>Commentary (Condition ...)</u>	Overall in good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$12,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Era, finishes and types vary.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



**D2020 Domestic Water Distribution**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$6,000		
<u>What &amp; 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.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2026.		
<u>Brief Description</u>	Domestic water distribution.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



**D2030 Sanitary Waste**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$4,000		
<u>What &amp; Where</u>	Sanitary sewer from building to street.		
<u>Commentary (Condition ...)</u>	Gravity based risers leading to 6 inch sewer pipe in the basement.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2026.		
<u>Brief Description</u>	Sanitary waste lines.		
<u>Commentary</u>	Assess at time of Consultant Domestic Water Distribution study.		



**D2040 Rain Water Drainage**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,200		
<u>What &amp; Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Gutters, rain water leaders and overflow scuppers (flat roof) connected to rain water leaders down to perimeter drainage.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Targeted repairs.		
<u>Commentary</u>	Repair damaged rain water drainage system as required.		


**D2095 Domestic Water Heaters**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$1,500		
<u>What &amp; Where</u>	JW Wood DHW tank, 40 gallon.		
<u>Commentary (Condition ...)</u>	Replaced in 2011.		
<b><u>Action</u></b>	<b>1.</b>		
<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**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$6,000		
<u>What &amp; Where</u>	Exterior mechanical/fuel storage room. 3 - 150 lb. propane fuel storage tanks, interconnected.		
<u>Commentary (Condition ...)</u>	Propane fuel storage forms part of new hot water heat source installation. Tanks monitored and filled by service provider.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Annual preventative/predictive maintenance.		
<u>Commentary</u>	Service should be maintained for optimal operation.		



**D3026 Heating Generating Auxiliary Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$4,000		
<u>What &amp; Where</u>	Cast iron hot water radiators and/or fin tube heat registers throughout cottage. Wood burning fireplace.		
<u>Commentary (Condition ...)</u>	Existing radiators have been retro-fitted to new DHW heating system.		
 <b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2035.		
<u>Brief Description</u>	Cast iron and/or fin tube hot water heat registers.		
<u>Commentary</u>	Re and re as required at first sign of leaking.		



**D3027 Heating Generating Equipment & Piping Insulation**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Viessmann vitodene 100 propane gas fired wall mounted condensing boiler (located in outside mechanical room), with heat exchanger in basement.		
<u>Commentary (Condition ...)</u>	Hot water piping to cast iron and/or fin tube heat registers. New 2011. Limited access in basement at time of assessment.		
 <b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Heat exchanger c/w booster pump located in basement.		
<u>Commentary</u>	Heat exchanger installed as auxiliary to increase capacity of on demand heat. Service should be maintained for optimal performance.		



### D3045 Exhaust Ventilation Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	Roof vents, kitchen exhaust, dryer exhaust and mechanical room exhaust.		
<u>Commentary (Condition ...)</u>	Preventative and predictive maintenance practices should be set in place.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2036.		
<u>Brief Description</u>			
<u>Commentary</u>			



### D3055 Fin Tube Radiation

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$6,000		
<u>What &amp; Where</u>	Hot water fed cast iron radiators. Original to building.		
<u>Commentary (Condition ...)</u>	Appear to be in fair condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Hot water fed cast iron radiators. Appear to be in fair condition.		
<u>Commentary</u>	Replace radiators at first sign of leaking.		



### D3060 Controls And Instrumentation

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$7,000		
<u>What &amp; Where</u>	Manual controls on some radiators (throttling), thermostat (located in living room) and humidistat in bathroom.		
<u>Commentary (Condition ...)</u>	Original equipment with some upgrades.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Original equipment with some upgrades.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		


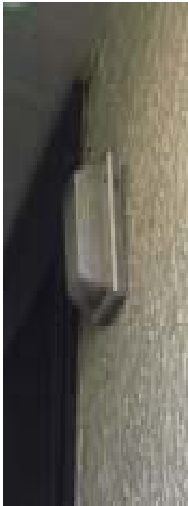
### D5010 Electrical Service And Distribution

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Not accessible at time of assessment. Presumed to be: 125 amp 120/208 panel with smart meter in basement.		
<u>Commentary (Condition ...)</u>	Consider Infra red scanning of electrical system.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Maintain minimum 1 metre clearance around equipment.		

**D5021 Branch Wiring**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; 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.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Study		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All wiring devices (interior & exterior) should be tested for correct wiring polarity and retentive force. Any defective devices should be replaced.		
<u>Commentary</u>	Existing electrical is 2 wire only. Electrical system upgrade should be considered. Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



**D5022 Lighting Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$3,500		
<u>What &amp; Where</u>	Fixtures typically original to construction of building. Mix of metal halide, fluorescent and incandescent.		
<u>Commentary (Condition ...)</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.		





<b><u>Action</u></b>	<b>1.</b>
<u>Action Type</u>	Study
<u>Action Cost</u>	\$0
<u>Action Year</u>	2014.
<u>Brief Description</u>	Undertake a lighting study or energy audit to investigate/determine energy savings.
 <u>Commentary</u>	 Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale. See "Branch wiring".

**D5031 Public Address And Music System**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	PPA system panel located in basement with devices located centrally in building. Not accessible at time of assessment.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site.		

<b><u>Action</u></b>	<b>1.</b>
<u>Action Type</u>	Replacement
<u>Action Cost</u>	\$3,000
<u>Action Year</u>	2018.
<u>Brief Description</u>	
<u>Commentary</u>	

**D5032 Intercommunications And Paging**



<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$1,000		
<u>What &amp; Where</u>	Aiphone intercom system.		
<u>Commentary (Condition ...)</u>	Intercom at front door communicating to office.		

<b><u>Action</u></b>	<b>1.</b>
<u>Action Type</u>	Replacement
<u>Action Cost</u>	\$1,000
<u>Action Year</u>	2018.
<u>Brief Description</u>	
<u>Commentary</u>	



**D5033 Telephone Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$1,000		
<u>What &amp; 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).		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			


**D5037 Fire Alarm System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	Fire alarm panel ("Notifier") with monitoring equipment located in basement (presumed, no access at time of assessment). Interconnected smoke detectors each floor. Fire bells each floor with pull station centralized.		
<u>Commentary (Condition ...)</u>	Fire Alarm system is regularly tested by service provider as required by code. The fire alarm system is presumed in good condition and may require additional periodic maintenance. Next service 14/05/06.		
 <b><u>Action</u></b>	 <b>1.</b>		
<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

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$2,000		
<u>What &amp; Where</u>	Motion detector entry lights, panic/duress stations located at strategic locations.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

### D5091 Exit & Emergency Light Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$446		
<u>What &amp; Where</u>	No Exit & Emergency Light Systems.		
<u>Commentary (Condition ...)</u>	Safety risk.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Install		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Exit & Emergency Light Systems.		
<u>Commentary</u>	Install new system equivalent to other cottages on site.		

### E1090 Other Equipment

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1915.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	1 range with hood exhaust, 1 refrigerator, 1 portable dishwasher in kitchen on main floor. Washer/dryer in pantry on main floor.		
<u>Commentary (Condition ...)</u>	Overall good condition.		