

Building Condition Assessment Report

Asset C3b - Holly Drive Cottage 111
Address Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC.
V5C 4J2
Construction Year 1922.
Size (Gross Floor Area) 1,426 Sq.Ft.
Asset Type RV_Cottage 107 etc., 2 Story Vinyl Siding & 15% Brick Veneer /
Wood Frame
Floors Above Ground 2
Report Date September 2013



Executive Summary

Cottage 111 was constructed in 1922 and is a one and one half story wood frame structure. Exterior walls are stucco finish, roof dormer, multi-pane wood framed single glazed windows. Cottage 111 is 132.48 m2 and is currently occupied by PHSA, FPS.

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 111

Replacement Costs	Renewal Costs	FCI
\$458,000.00	\$149,789.00	33%

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>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Reinforced cast in place concrete foundation walls and footings.		
<u>Commentary (Condition ...)</u>	No signs of water ingress. Some minor cracks visible.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Reinforced slab on excavated grade. Wood posts and beams with partial wood framed walls.		
<u>Commentary (Condition ...)</u>	No sign of water ingress in slab or signs of major cracks.		


B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Wood framed with standard dimensional lumber, walls, floors, ceilings and roof rafters.		
<u>Commentary (Condition ...)</u>			



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$75,000		
<u>What & Where</u>	Exterior finish is mainly painted rock dash stucco.		
<u>Commentary (Condition ...)</u>	Some targeted damage repairs required.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Targeted repairs required on exterior stucco finish.		
<u>Commentary</u>			



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Exterior wood casement single glazed fixed, vertical sliders and hinged (14 total) kitchen window single glazed aluminum framed swing.		
<u>Commentary (Condition ...)</u>	Wood exterior and interior window sills.		
<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 all existing exterior windows with new.		
<u>Commentary</u>	Possible sill replacement required.		


B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Raised panel wood door and frame, no rating. Some doors have half lite.		
<u>Commentary (Condition ...)</u>	All doors painted finish		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace existing doors and frames.		
<u>Commentary</u>			


B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Hip roof with dorms roofed with asphalt interlocking shingles.		
<u>Commentary (Condition ...)</u>	Roof in poor condition weather and moss damage. Note that there is visible rot to fascia and barge boards.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing roof with new. Replace or repair fascia and barge boards.		
<u>Commentary</u>			


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Good ■
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$22,000		
<u>What & Where</u>	Non-load bearing interior partition walls. Combination wood construction with painted lath and plaster and painted wood cladding.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$22,000		
<u>Action Year</u>	2072.		
<u>Brief Description</u>			
<u>Commentary</u>			

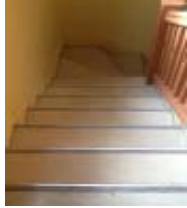
C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Good ■
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Paint and stained finished wood raised panel doors and wood frames.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Good ■
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Bathroom and kitchen laminate counter tops and veneer surfaced particle board cabinets.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			

C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair ■
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	2 - interior stairs, wood construction with vinyl runs. 2 - exterior concrete stairs. 1 - exterior wood exit stairs from main and upper floor.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Targeted repairs on exterior stairs, concrete and wood.		
<u>Commentary</u>			



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$6,000		
<u>What & Where</u>	Painted lath and plaster with painted panelling.		
<u>Commentary (Condition ...)</u>	Some minor cracks visible. Painted wainscoting.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re- paint all existing walls. existing walls to have targeted repairs before new paint is applied.		
<u>Commentary</u>	Existing walls to have targeted repairs before new paint is applied.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Sheet vinyl, welded seams flooring throughout.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace all existing flooring with new.		
<u>Commentary</u>			



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$9,000		
<u>What & Where</u>	Painted lath and plaster throughout.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$9,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and reprint ceilings throughout.		
<u>Commentary</u>			



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$6,000		
<u>What & Where</u>	Bathroom, laundry and kitchen fixtures. Combination ceramic, stainless steel and ceramic coated steel.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Replace fixtures with new.		
<u>Commentary</u>			



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	1/2inch supply line with PVR located in basement. Flexible or non-flexible connections to each fixtures.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,039		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			



D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Original sanitary sewer from fixtures to street connection.		
<u>Commentary (Condition ...)</u>	Fixture risers to 6 inch sewer pipe in basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	Rain gutters and rain water leaders connected to perimeter drainage.		
<u>Commentary (Condition ...)</u>	Gutters and rainwater leaders to be replaced at time of roof replacement.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace gutters and rain water leaders.		
<u>Commentary</u>	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>	2012.		
<u>Replacement Value</u>	\$1,750		
<u>What & Where</u>	Electric, 40 gal domestic hot water tank installed 2012.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,750		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3012 Gas Supply System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$4,500		
<u>What & Where</u>	3 - 150 lb. propane fuel storage tanks, all interconnected. Located in exterior mechanical/fuel storage room.		
<u>Commentary (Condition ...)</u>	New propane tanks monitored repaired and filled by service provider.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,500		
<u>Action Year</u>	2031.		
<u>Brief Description</u>			
<u>Commentary</u>			

D3026 Heating Generating Auxiliary Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Cast iron hot water radiators and/or fin tube heat registers throughout. Decommissioned wood burning fireplace.		
<u>Commentary (Condition ...)</u>	Cast iron radiators and/or fin tube heaters seem to be original.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3027 Heating Generating Equipment & Piping Insulation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Viessmann Vitodene 100 propane gas fired wall mounted condensing boiler (located in outside mech room), with heat exchanger in basement.		
<u>Commentary (Condition ...)</u>	Hot water piping to cast iron and/or fin tube heat registers. Installed 2011.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2031.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	Gable end roof vents, kitchen stove hood exhaust vent and dryer exhaust vent from basement.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace stove hood exhaust vent and vent to outside.		
<u>Commentary</u>			



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Hot water cast iron radiators and /or fin tube heaters		
<u>Commentary (Condition ...)</u>	Original equipment.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2020.		
<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>	1922.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Thermostats on every floor except basement. Boiler controls in mechanical/fuel storage room outside and manual controls for radiators.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2020.		
<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>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	100 amp 120/208 electrical panel with smart meter located in basement.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$9,000		
<u>What & Where</u>	Insulated copper wiring (two wire) throughout.		
<u>Commentary (Condition ...)</u>	No ground wire at outlets and switches.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Upgrade branch wiring with ground wire.		
<u>Commentary</u>			



D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$2,500		
<u>What & Where</u>	Combination of metal halide, fluorescent and incandescent throughout.		
<u>Commentary (Condition ...)</u>	Fixtures appear to be original.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$750		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace existing bulbs to LED, compact fluorescent and T-8		
<u>Commentary</u>			



D5031 Public Address And Music System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	PPA system panel located in basement, device centrally located in building.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5032 Intercommunications And Paging

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$500		
<u>What & Where</u>	Cable service to building.		
<u>Commentary (Condition ...)</u>	Maintained and serviced by provider.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$500		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$750		
<u>What & Where</u>	Service provider phone equipment in basement. Handsets at various locations in building.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$750		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Fire alarm panel with monitoring equipment is located in basement. Interconnected smoke detectors and fire bells on each floor. Pull station centrally located with fire extinguishers.		
<u>Commentary (Condition ...)</u>	Fire alarm system tested on a yearly basis. Next inspection date April 2014.		
Action			
<u>Action Type</u>	1. Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2022.		
<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>	1922.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Motion detector entry lights panic/duress stations located at strategic locations. Keypad located near front entrance.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security.		
Action			
<u>Action Type</u>	1. Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$2,500		
<u>What & Where</u>	Emergency lighting present in upper floor. Exit lights at upstairs and main fire exits.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Fixed storage cabinets on either side of existing fireplace on main floor.		
<u>Commentary (Condition ...)</u>	Solid wood construction with glass door panels.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2022.		
<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>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Dishwasher, refrigerators (2) and stove, located in main floor kitchen and hallway.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			