

# Building Condition Assessment Report

<b>Asset</b>	C3b - Holly Drive Cottage 113	
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
<b>Construction Year</b>	1922.	
<b>Size (Gross Floor Area)</b>	2,501	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 113 is one of nine residences that were initially constructed to accommodate various site staff. This Cottage was constructed in 1922 and is two-storey gable roof with dormer wood frame and stucco exterior residence. The Cottage is 232.40 m2 and is centrally located, close to site services and several major BCHMS facilities. Cottage 113 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 113

Replacement Costs	Renewal Costs	FCI
\$491,450.00	\$212,750.00	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>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$40,000		
<u>What &amp; Where</u>	Reinforced cast in place concrete.		
<u>Commentary (Condition ...)</u>	Pour cold joints visible throughout, poor vibration at time of cement pour. Cracks visible. No visual sign of water ingress.		
<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>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$45,000		
<u>What &amp; 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 mild 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 conditions. See "Foundations".		



**B10 Superstructure**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Wood Frame. Post & beam support system in basement.		
<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>			
<u>Action Type</u>	1. 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>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$100,000		
<u>What &amp; Where</u>	The majority of the above grade walls have been clad with stucco (rock dash), painted.		
<u>Commentary (Condition ...)</u>	Some rot visible at various locations. Re & re as required and paint all wood/timber components.		
 <b><u>Action</u></b>			
<u>Action Type</u>	1. Study		
<u>Action Cost</u>	\$0		
<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>	Consider Consultant Study to address heritage requirements, seismic and overall building conditions		



**B2020 Exterior Windows**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$22,500		
<u>What &amp; Where</u>	Exterior wood casement single glazed windows. Original construction. (12)		
<u>Commentary (Condition ...)</u>	Mix of vertical slide with fixed above, awning and hinged types.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$22,500		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace windows. The windows in this building are of varying assembly types. • Very old wood framed, single glazed. Beyond life cycle.		
<u>Commentary</u>	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>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$4,000		
<u>What &amp; Where</u>	Exterior doors (4)		
<u>Commentary (Condition ...)</u>	3 wood, house, original. 1 new, mechanical room, 2011.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<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 excluding mechanical room door. 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>	\$20,000		
<u>What &amp; Where</u>	Gable roof and dormers with soffit architectural features. Flat roof with SBS membrane.		
<u>Commentary (Condition ...)</u>	Asphalt shingled gable roof with dormers. SBS membrane roof over addition with fire escape over.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2034.		
<u>Brief Description</u>	New asphalt shingle roof 2011.		
<u>Commentary</u>	Asphalt shingle roof approx. 2 years old. Flat roof with SBS membrane in fair condition.		



**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>	1922.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Interior non-load bearing walls.		
<u>Commentary (Condition ...)</u>	Painted lath and plaster walls on wood studs.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			



**C1020 Interior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$34,000		
<u>What &amp; Where</u>	Original wood raised panel doors.		
<u>Commentary (Condition ...)</u>	Interior and closet doors solid wood with wood frames.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$34,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace doors and frames per BCBC.		
<u>Commentary</u>	Interior and closet doors solid core raised panel. Doors and frames do not have a Fire Resistance Rating.		



**C1030 Fittings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Kitchen cabinets and countertops.		
<u>Commentary (Condition ...)</u>	Paint surfaced plywood cabinets and laminate countertops.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace fittings.		
<u>Commentary</u>	Fittings would require upgrades based on occupancy needs.		

**C20 Stairs**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$11,000		
<u>What &amp; Where</u>	Interior and exterior stairs.		
<u>Commentary (Condition ...)</u>	1 exterior concrete stair, to basement. 1 exterior wood frame stair, rear entry. 1 exterior wood frame stair, fire escape from 2nd floor. 1 interior wood frame central stair, vinyl finish with metal nosings.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Interior/exterior stairs, mix of concrete and wood frame.		
<u>Commentary</u>	Repair stairs as required to maintain structural integrity and finishes.		

**C3010 Wall Finishes**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$8,500		
<u>What &amp; Where</u>	Lath and plaster walls, painted.		
<u>Commentary (Condition ...)</u>	Overall in good to fair condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Interior lath and plaster, walls, painted		
<u>Commentary</u>	Mild cracks visible throughout. Ensure any/all compromised walls are reinstated to maintain integrity. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		





### C3020 Floor Finishes

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Welded seam sheet good vinyl throughout.		
<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>	\$20,000		
<u>Action Year</u>	2024.		
<u>Brief Description</u>	Welded seam sheet good vinyl.		
<u>Commentary</u>	Re and re as required.		



### C3030 Ceiling Finishes

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$12,000		
<u>What &amp; Where</u>	Lath and plaster, painted throughout.		
<u>Commentary (Condition ...)</u>	Minor cracks and splits visible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Targeted ceiling repairs and paint.		
<u>Commentary</u>	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>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$7,500		
<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>	\$7,500		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Update fixtures with water efficient type units.		
<u>Commentary</u>	Mostly original units. Era, finishes and types vary. 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>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$4,000		
<u>What &amp; Where</u>	Main supply in basement with PRV. Washer has thrust arresters installed on supply lines.		
<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>	\$4,000		
<u>Action Year</u>	2033.		
<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> <span style="color: green; font-weight: bold;">■</span>
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$2,550		
<u>What &amp; Where</u>	Sanitary sewer from building to street.		
<u>Commentary (Condition ...)</u>	Gravity based risers leading to 8 inch sewer pipe in the basement.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,550		
<u>Action Year</u>	2037.		
<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> <span style="color: green; font-weight: bold;">■</span>
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$2,000		
<u>What &amp; Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Gutters and rain water leaders.		
<b><u>Action</u></b>	<b>1.</b>		
<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. Flat SBS roof also has aluminum gutters.		


**D2095 Domestic Water Heaters**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$1,500		
<u>What &amp; Where</u>	40 gallon hot water tank in basement.		
<u>Commentary (Condition ...)</u>	"Hydrometer" domestic hot water tank. New 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>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<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 performance.		



**D3026 Heating Generating Auxiliary Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$2,400		
<u>What &amp; Where</u>	Cast iron heat 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. Note: Wood burning fireplace has been decommissioned with chimney dropped below roof level.		
<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>	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>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$6,000		
<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(new 2011) to cast iron and/or fin tube heat registers.		
<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.		
<u>Commentary</u>	Heat exchanger installed as auxiliary to increase capacity of on demand heating system. 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>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$2,000		
<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>	\$2,000		
<u>Action Year</u>	2025.		
<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>	1922.		
<u>Replacement Value</u>	\$3,600		
<u>What &amp; Where</u>	Hot water cast iron radiators.		
<u>Commentary (Condition ...)</u>	Appear to be in fair condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,600		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Hot water fed cast iron radiators. Appear to be in fair condition.		
<u>Commentary</u>	Replace cast iron 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>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$2,000		
<u>What &amp; Where</u>	Manual controls on cast iron radiators throughout building. Thermostat in living room.		
<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>	\$2,000		
<u>Action Year</u>	2024.		
<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>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$7,000		
<u>What &amp; Where</u>	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>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D5021 Branch Wiring**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$9,300		
<u>What &amp; Where</u>	Insulated copper wiring (2 wire).		
<u>Commentary (Condition ...)</u>	Typically not visible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Study		
<u>Action Cost</u>	\$1,000		
<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>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$2,300		
<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>	Replacement		
<u>Action Cost</u>	\$2,300		
<u>Action Year</u>	2025.		
<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.		





**D5031 Public Address And Music System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	2005.		
<u>Replacement Value</u>	\$1,000		
<u>What &amp; Where</u>	PPA system panel located in basement with devices located centrally in building.		
<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>	\$1,000		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D5032 Intercommunications And Paging**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$1,000		
<u>What &amp; Where</u>			
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D5033 Telephone Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	2000.		
<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>	2025.		
<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>	2005.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	Fire alarm panel ("Notifier") with monitoring equipment located in basement. 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. Altogether, the fire alarm system is in good condition and may require additional periodic maintenance.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2030.		
<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>Fair</b> 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,300		
<u>What &amp; Where</u>	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>	\$1,300		
<u>Action Year</u>	2025.		
<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>	Fair 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,000		
<u>What &amp; Where</u>	Exit & Emergency Light Systems.		
<u>Commentary (Condition ...)</u>	System is regularly tested as required by code. Altogether, the Exit & Emergency Light Systems are in fair condition and may require periodic maintenance.		
<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>	Replace/upgrade fixtures as required.		
<u>Commentary</u>			

**E1090 Other Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	1 range with hood exhaust, 1 portable dishwasher, 1 refrigerators in kitchen on main floor. Washer/dryer, freezer and Emergency Supplies in basement.		
<u>Commentary (Condition ...)</u>	Overall good condition.		

**E2020 Movable Furnishings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$35,000		
<u>What &amp; Where</u>	Office furniture, main floor, storage in basement.		
<u>Commentary (Condition ...)</u>			