

Building Condition Assessment Report

Asset	C3c - Oak Terrace Cottage 118	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1920.	
Size (Gross Floor Area)	1,080	Sq.Ft.
Asset Type	RV_Cotts116, 118-120 & 122, 1 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
Floors Above Ground	1	
Report Date	August 2013	



Executive Summary

Cottage 118 is a one and a half story wood frame structure with projecting front gable and an inset entry porch. Exterior walls are clad with wide lapped cedar boards, hipped roof, multi-pane wood framed single glazed windows. Cottage 118 is 100.34 m2 and is currently vacant.

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: C3c - Oak Terrace Cottage 118

Replacement Costs	Renewal Costs	FCI
\$342,348.00	\$162,000.00	47%

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>	1920.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Reinforced steel concrete foundations		
<u>Commentary (Condition ...)</u>	Some visible cracks. No visible shifting of foundation observed.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Post and beam construction with combination concrete and concrete block walls with wood studs and drywall.		
<u>Commentary (Condition ...)</u>	Unfinished basement with partial drywall.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Insulation to be added to exterior walls.		
<u>Commentary</u>			



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Basement concrete floor slab, wood framing with wood floor joists and wood roof rafters with plywood sheathing.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Some structural repairs required from moisture damage.		
<u>Commentary</u>			

B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Lower painted cedar shingles and upper painted beveled horizontal wood siding with wood trim and stucco front gable.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair existing siding as required and reprint all exterior walls and trim. Lath and plaster to be repaired.		
<u>Commentary</u>			



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Existing single glazed windows with wood casements, some vertical sliders and some fixed (18 exterior windows in total).		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all exterior windows with new.		
<u>Commentary</u>			


B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$3,348		
<u>What & Where</u>	Wood frame, raised panel solid core doors. Main entry door has half light (total 3 doors).		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all exterior doors and frames with new.		
<u>Commentary</u>			



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1985.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Interlocking asphalt shingles		
<u>Commentary (Condition ...)</u>	Existing roof partially tarped.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Existing roof to be replaced.		
<u>Commentary</u>			



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Wood construction with painted lath and plaster.		
<u>Commentary (Condition ...)</u>	Some water ingress damage.		
 <u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$7,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair partitioning walls as required. Water ingress damage to lath and plaster.		
 <u>Commentary</u>			



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Solid core raised panel with wood frame. (10 doors)		
<u>Commentary (Condition ...)</u>	Original doors.		
 <u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing closet and room doors.		
 <u>Commentary</u>	Moisture damage to doors and frames.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Main floor kitchen and bathroom cabinets and countertops		
<u>Commentary (Condition ...)</u>	Extensive water damage.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing counters and cabinets.		
<u>Commentary</u>			



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$2,500		
<u>What & Where</u>	Concrete exterior stairs and wood construction interior stairs with vinyl runs and risers and non slip nosing.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair and replace stair finishes.		
<u>Commentary</u>			

C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$4,500		
<u>What & Where</u>	Painted lath and plaster		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Extensive repairs and new paint required.		
<u>Commentary</u>			



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$8,500		
<u>What & Where</u>	Combination of carpeting (50%), sheet vinyl (25%) and VCT tiles (25%)		
<u>Commentary (Condition ...)</u>	Water damage to sub floor.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing floor finishes.		
<u>Commentary</u>	Floor finish and subfloor show extensive water damage.		



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Painted lath and plaster throughout main floor and upper bedroom.		
<u>Commentary (Condition ...)</u>	Water damage to lath and plaster.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repaint all ceilings on main and upper floor also repair lath and plaster as required.		
<u>Commentary</u>			



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Main floor kitchen sink and 3 piece bathroom set (tub and shower with ceramic tile surround)		
<u>Commentary (Condition ...)</u>	Fixtures appear to be original.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing plumbing fixtures.		
<u>Commentary</u>			



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	1/2 inch copper piping to and from hot water tank and throughout the house. (3/4 inch cast iron boiler supply line)		
<u>Commentary (Condition ...)</u>	No signs of corrosion.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2031.		
<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>	1920.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	4 inch cast iron sanitary waste piping.		
<u>Commentary (Condition ...)</u>	Original cast iron pipe.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2031.		
<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>	1985.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	Aluminum gutters and pvc rain water leaders to perimeter drainage.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace gutters and rainwater leaders at time of roof replacement.		
<u>Commentary</u>			



D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	2003.		
<u>Replacement Value</u>	\$1,750		
<u>What & Where</u>	2003 electric hot water tank, 175 litres, 240 volts located in basement.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,750		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing hot water tank.		
<u>Commentary</u>			



D3012 Gas Supply System

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	150 gal Fuel Oil tank located on west side of house.		
<u>Commentary (Condition ...)</u>	Recommend that heating system be change to propane.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3023 Furnaces

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Oil fired hot water boiler.		
<u>Commentary (Condition ...)</u>	Recommend replacing existing boiler with more efficient propane fired boiler.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Existing fuel oil fired boiler to be replaced with more efficient propane fired boiler.		
<u>Commentary</u>			


D3026 Heating Generating Auxiliary Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Boarded-up fireplace and cast iron hot water radiators main and upper floor.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$750		
<u>What & Where</u>	Dryer vent exhaust and turbine roof top attic exhaust.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$750		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace dryer exhaust ducting and attic roof top turbine.		
<u>Commentary</u>			


D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$2,500		
<u>What & Where</u>	Heat thermostat on radiators		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2016.		
<u>Brief Description</u>			
<u>Commentary</u>			

D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$3,500		
<u>What & Where</u>	Main electrical panel mounted in basement. 125amp service, 120/240 volts, 1 phase - 3 wire		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,500		
<u>Action Year</u>	2018.		
<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>	1920.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Two wire to switched light fixtures and outlets. Not grounded		

Commentary (Condition ...)

<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 two wire to three wire.
<u>Commentary</u>	

D5022 Lighting Equipment



<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Combination incandescent and fluorescent lighting		

Commentary (Condition ...) Old fixtures throughout the house.



<u>Action</u>	1.
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$2,000
<u>Action Year</u>	2014.
<u>Brief Description</u>	Replace all existing light fixtures with more energy efficient ones.

Commentary



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$500		
<u>What & Where</u>	Telephone outlets present in common areas		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Phone provider to maintain equipment.		
<u>Commentary</u>			

D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Fire alarm system last inspect May 2009. Consists of a fire panel, bell, pull station and fire extinguisher.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Upgrade system to new.		
<u>Commentary</u>			

E1090 Other Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	Washer and dryer in basement		
<u>Commentary (Condition ...)</u>	Not working		
<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 washer and dryer.		
<u>Commentary</u>			