

Building Condition Assessment Report

Asset	C4a - Boys Industrial School - Valleyview Lodge	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1922.	
Size (Gross Floor Area)	7,815	Sq.Ft.
Asset Type	RV_Assisted - Senior Living with Brick Veneer on Block / Bearing Wall, Valleyview and Cottages 1, 2 & 3	
Floors Above Ground	2	
Report Date	September 2013	



Executive Summary

Valleyview Lodge was completed in 1922 and formed a portion of the “Boy’s Industrial Training School.” Valleyview Lodge was designed in Tudor Revival style with two-storeys on brick foundations with interlocking clay tile load bearing walls. They were converted to the “Essondale Home for the Aged” in 1936. Including the basement, Valleyview Lodge totals 726 m2. Valleyview Lodge is currently vacant and unsafe for occupancy. A 1991 seismic engineering evaluation reported that “Valleyview Lodge is structurally deficient by several orders of magnitude and would be an extremely hazardous building in an earthquake.”

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: C4a - Boys Industrial School - Valleyview Lodge

Replacement Costs	Renewal Costs	FCI
\$1,525,371.00	\$1,033,016.00	68%


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>	Critical 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$220,000		
<u>What & Where</u>	Concrete and brick foundations with brick interior partition and load bearing walls.		
<u>Commentary (Condition ...)</u>	Seismic upgrade required (consultant assessment required to confirm scope and more accurate cost)		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$220,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace and repair existing brick foundations and interlocking clay tile load bearing walls.		
 <u>Commentary</u>	Recommend a Consultants seismic assessment to further determine scope and replacement cost if building is to remain.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$61,191		
<u>What & Where</u>	Concrete and brick walls with concrete slab and wood floor joists above. Interlocking clay tile load bearing walls. Painted drywall wall finishes, some "T" bar ceilings, glued down acoustic tiles and painted lath & plaster. Floors mostly VCT tiles.		
 <u>Commentary (Condition ...)</u>	Water ingress through concrete and brick wall in basement. Possible perimeter drainage failure (consultant assessment recommended)		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$43,842		
<u>What & Where</u>	Brick foundation, Interlocking clay tile load bearing walls in basement, wood construction main and upper floor with wood construction roof rafters.		
<u>Commentary (Condition ...)</u>	Structurally deficient, Unsafe for Occupancy (seismic upgrade required)		
<u>Action</u>	1.		
<u>Action Type</u>	Study		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Consultant's assessment required to determine superstructure seismic integrity in case of an earthquake.		
<u>Commentary</u>			



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$220,000		
<u>What & Where</u>	Concrete and brick foundations with brick interior partition and load bearing walls.		
<u>Commentary (Condition ...)</u>	Some water ingress damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$220,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$75,000		
<u>What & Where</u>	Original single glazed, wood casements, vertical slider with fixed top. 95 windows in total.		
<u>Commentary (Condition ...)</u>	Some windows are broken.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$75,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing 79 windows (original)		
<u>Commentary</u>			


B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Exterior doors are solid wood with half glass and raised face panels c/w wood frames. Some with side and upper light.		
<u>Commentary (Condition ...)</u>	Original doors and frames.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace original exterior doors and frames, one double and three single.		
<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>	\$60,000		
<u>What & Where</u>	Interlocking asphalt shingles on a hip roof.		
<u>Commentary (Condition ...)</u>	Ceiling mould and signs of interior water ingress confirms roof leaks.		
<u>Action</u>			
<u>Action Type</u>	1. Replacement		
<u>Action Cost</u>	\$60,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing asphalt shingles and repair or replace damaged roof sheathing.		
<u>Commentary</u>			


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$70,000		
<u>What & Where</u>	Assumed non load bearing wood framed painted lath and plaster in basement, main and upper floor. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Same as cottage #1		
<u>Action</u>			
<u>Action Type</u>	1. Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair lath and plaster and reprint partitioning walls. Replace all metal washroom partitions.		
<u>Commentary</u>			



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$13,000		
<u>What & Where</u>	Assumed original interior doors, combination solid slab and raised face panel. fire separation doors having side glass. Approximately 30 doors in total. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$13,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing interior doors with new (approx. 30 doors in total).		
 <u>Commentary</u>			



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$70,000		
<u>What & Where</u>	Assumed common areas counters, cabinets and vanities. (No building access do to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$70,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing counters and cabinets.		
 <u>Commentary</u>	Similar to cottage #1		



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Exterior exit stairs are concrete when exiting basement and steel construction for exiting main and upper floor. Interior stairs are wood frame from basement to upper floor.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Metal exit stairs from first and second floor to be replaced. Concrete stairs to be repaired. Interior stairs to have new finish on risers and runs, including nosing and non-slip strips on runs.		
<u>Commentary</u>	Large amount of rust (unsafe).		


C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$26,000		
<u>What & Where</u>	Assumed combination painted lath and plaster and painted drywall. (90% painted lath and plaster) (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$26,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All wall finishes to be repaired and repainted (basement, main and upper floor).		
<u>Commentary</u>			


C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Assumed combination VCT, carpeting and sheet vinyl. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all flooring in basement, main floor and upper floor.		
<u>Commentary</u>	Possible sub floor replacement where applicable due to water ingress damage and mould issues.		


C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$26,000		
<u>What & Where</u>	Assumed combination T-bar with lay in acoustic tiles, painted lath and plaster and glued down acoustic tiles. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$26,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing ceiling finishes.		
<u>Commentary</u>			


D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$35,000		
<u>What & Where</u>	Assumed common area bathrooms are a combination of ceramic and ceramic coated fixtures. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All existing plumbing fixtures to be replaced with new.		
<u>Commentary</u>	Assumed existing fixtures are all original. More efficient fixtures to be installed.		


D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$13,676		
<u>What & Where</u>	Assumed domestic copper water supply lines with PRV valve in basement area. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$13,676		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			

D2030 Sanitary Waste


<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$13,000		
<u>What & Where</u>	Assumed cast iron sanitary lines. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$9,300		
<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>	\$8,000		
<u>What & Where</u>	Metal gutters with metal and PVC rain water leaders connecting to a perimeter drain.		
 <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>	As part of the roof replacement replace gutters and rainwater leaders.		
 <u>Commentary</u>			




D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Assumed 175 litres electric hot water tank located in basement. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <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 existing assumed electric Hot Water Tank.		
 <u>Commentary</u>	Building has been shut down for over 15 years.		


D3012 Gas Supply System

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$6,000		
<u>What & Where</u>	Natural gas metering valve to side of building and to assumed boiler. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1. Building has been vacant for more than 15 years.		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace natural gas line and associated valves from exterior connection to inside boiler connection		
 <u>Commentary</u>			


D3024 Boiler Room Piping And Specialties

<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>	Assumed hot water cast iron heating pipes, booster pump. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1. Before boiler start-up all pipes need to be inspected and repaired as required.		
 <u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Since the heating boiler has not been operable for more than 15 years then it may be necessary to repair or replace some of the inline components as required.		
 <u>Commentary</u>			


D3026 Heating Generating Auxiliary Equipment

<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>	Assuming there is a Boiler hot water retention tank located in basement and miscellaneous pumps. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repairs to boiler hot water retention tank, associated pipes and valves and any miscellaneous pumps as required upon start up of boiler.		
 <u>Commentary</u>			


D3027 Heating Generating Equipment & Piping Insulation

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Assumed Low pressure steam natural gas fired boiler located in basement. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <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 existing boiler		
<u>Commentary</u>	Boiler has not been operable for over 15 years.		


D3041 Air Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Assumed Air conditioning and air distribution system located on upper floor. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <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 air conditioning and distribution system.		
<u>Commentary</u>	Has been shut down for more than 15 years.		

D3043 Hydronic Distribution Systems


<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>	Assumed Low pressure steam and hot water insulated lines exposed in basement area feeding fin tube heaters. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2013.		
<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>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Assumed boiler exhaust with booster fan and commercial kitchen exhaust hood fan in basement. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Boiler exhaust fan and kitchen exhaust fans to be replaced.		
<u>Commentary</u>	Building has been shut down for over 15 years.		




D3055 Fin Tube Radiation

<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>	Assumed low pressure steam fin tube heaters located in basement, main and upper floor. (No building access due to server mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

D3060 Controls And Instrumentation

<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>	Assumed zoning thermostats, fin tube heater control valves and boiler instrumentation. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<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 thermostats, instrumentation and controls.		
<u>Commentary</u>	Building has been shut down for over 15 years.		



D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair ■
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$160,000		
<u>What & Where</u>	Assumed electrical service (located basement) and distribution. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$160,000		
<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>	1922.		
<u>Replacement Value</u>	\$95,656		
<u>What & Where</u>	Assumed copper wiring switches and power outlets no ground wire. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$9,534		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			


D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Assumed Combination of incandescent and fluorescent lighting. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Recommend all lighting to be replaced with more energy fixtures and bulbs.		
<u>Commentary</u>			


D5032 Intercommunications And Paging

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$13,000		
<u>What & Where</u>	Assumed existing inter communication and paging system available (outdated). (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$13,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Outdated equipment.		
<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>	\$17,506		
<u>What & Where</u>	Phone system condition unknown. Maintenance an replacement by supplier. (No building access due to sever mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$17,506		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			


D5037 Fire Alarm System

<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>	Assumed fire alarm system by Fire Pro last inspection date May 2009. (No building access due to severe mould issues)		
<u>Commentary (Condition ...)</u>	Similar to cottage #1		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			


D5038 Security Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$35,000		
<u>What & Where</u>	Assumed main doors alarmed with motion detectors. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$35,000		
<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>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Assumed Illuminated exit signage at fire exit points. No emergency lights. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	Similar to cottage #1		
 <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 exit signage with new and install emergency lighting as required.		
<u>Commentary</u>			

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$7,500		
<u>What & Where</u>	Assumed misc. fixed furnishings. (No building access due to severe mould issues)		
 <u>Commentary (Condition ...)</u>	 Similar to cottage #1		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all fixed furnishings		
<u>Commentary</u>			