

Building Condition Assessment Report

Asset	C3c - Oak Terrace Cottage 121	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1920.	
Size (Gross Floor Area)	2,553	Sq.Ft.
Asset Type	RV_Cottage 115, 1 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
Floors Above Ground	1	
Report Date	September 2013	



Executive Summary

Cottage 121 is a single-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 121 is 237.18 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 121

Replacement Costs	Renewal Costs	FCI
\$501,750.00	\$245,703.00	49%


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>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$80,000		
<u>What & Where</u>	Steel reinforced concrete foundations.		
<u>Commentary (Condition ...)</u>	No major visible cracks. Mould visible in basement on foundation walls and concrete floor.		
<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 perimeter drainage up to transition to site connection.		
<u>Commentary</u>	Water ingress through the foundation walls.mould present.		


A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$80,000		
<u>What & Where</u>	Post and beam construction with combination concrete foundation walls, wood studs and drywall. Concrete slab with wood ceiling joists. Partial crawl space.		
<u>Commentary (Condition ...)</u>	Large amount of mould present in basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<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>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$80,000		
<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>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Some structural repairs required from moisture damage.		
<u>Commentary</u>	Recommend a structural engenders assessment on superstructure. Unable to determine the extend of the water damage from roof leak.		

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>	\$17,000		
<u>What & Where</u>	Existing single glazed windows with wood casements, some vertical sliders and some fixed (21 exterior windows in total).		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$17,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all exterior window with new.		
<u>Commentary</u>			



B2030 Exterior Doors

<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>	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>	1920.		
<u>Replacement Value</u>	\$40,000		
<u>What & Where</u>	Interlocking asphalt shingles		
<u>Commentary (Condition ...)</u>	Extensive water damage and possible structural damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Existing roof to be replaced.		
<u>Commentary</u>	Possible structural damage.		



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$32,000		
<u>What & Where</u>	Wood construction with painted lath and plaster.		
<u>Commentary (Condition ...)</u>	Possible water ingress damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair partitioning walls as required. Some wall damage due to water ingress.		
<u>Commentary</u>			



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Solid core raised panel with wood frame. (12 doors)		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing closet and room doors.		
<u>Commentary</u>			

C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$12,000		
<u>What & Where</u>	Main floor kitchen and bathroom cabinets and countertops		
<u>Commentary (Condition ...)</u>	Plywood construction. Extensive water damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$12,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all counters and cabinets.		
<u>Commentary</u>			



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Exterior exit stairs are concrete and wood construction. Interior stairs wood construction with the main to upper floor carpeted runs and risers.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repairs to interior stairs new runs and risers finish required. Paint and repairs to exterior exit stairs.		
<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>	\$8,000		
<u>What & Where</u>	Painted lath and plaster.		
<u>Commentary (Condition ...)</u>	Extensive water damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repaint all existing wall finishes.		
<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>	\$20,000		
<u>What & Where</u>	Sheet vinyl floor (20%), carpet (50%) and VCT tiles (30%).		
<u>Commentary (Condition ...)</u>	Possible subfloor replacement.		
<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 all existing flooring finishes with new.		
<u>Commentary</u>	Sub floor compromised from excessive water ingress.		


C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$12,000		
<u>What & Where</u>	Painted lath and plaster.		
<u>Commentary (Condition ...)</u>	Water ingress from failed roof.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$12,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repaint and repair all existing ceilings as required on main and upper floor.		
<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>	\$5,000		
<u>What & Where</u>	Main floor kitchen sink and 3 piece bathroom set (tub and shower with ceramic tile surround)		
<u>Commentary (Condition ...)</u>	Plumbing fixtures appear to be original.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,953		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Replace all existing plumbing fixtures. Bathroom, and kitchen.		
<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>	\$3,500		
<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 serious corrosion visible.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,500		
<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>	\$2,000		
<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>	\$2,000		
<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>	1920.		
<u>Replacement Value</u>	\$2,000		
<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>	\$2,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace gutters and rain water 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>	1991.		
<u>Replacement Value</u>	\$1,750		
<u>What & Where</u>	1991 electric hot water tank, 170 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>	Over 20 years old.		


D3012 Gas Supply System

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	150 gal Fuel Oil tank located on west side of house.		
<u>Commentary (Condition ...)</u>	Recommend that heating system be switched over to propane.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<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>	Oiled fire hot water boiler in basement.		
<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>	\$2,500		
<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>	\$2,500		
<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>	\$2,000		
<u>What & Where</u>	No roof venting, bathroom exhaust, kitchen stove hood vent exhaust.		
<u>Commentary (Condition ...)</u>			

<u>Action</u>	1.
<u>Action Type</u>	Replacement
<u>Action Cost</u>	\$2,000
<u>Action Year</u>	2014.
<u>Brief Description</u>	Add roof vents with kitchen and bathroom exhaust ventilation.
<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>	\$4,500		
<u>What & Where</u>	Boiler thermostat, hot water tank temperature controls and heat radiators temperature controls.		
<u>Commentary (Condition ...)</u>			




<u>Action</u>	1.
<u>Action Type</u>	Replacement
<u>Action Cost</u>	\$4,500
<u>Action Year</u>	2016.
<u>Brief Description</u>	Thermostat and radiator controls to be replaced at time of boiler replacement.
<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>	\$7,000		
<u>What & Where</u>	Main electrical panel mounted in basement. 100 amp service, 120/240 volts, 1 phase - 3 wire. At present no power to the building.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Two wire to switched light fixtures and outlets. Not grounded.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace two wire circuits with 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>	\$3,000		
<u>What & Where</u>	Combination incandescent and fluorescent lighting.		
<u>Commentary (Condition ...)</u>	Old fixtures throughout the house.		
<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 light fixture with new ones.		
<u>Commentary</u>			



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$1,000		
<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>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Phone provider to maintain and replace 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 2010. 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 existing fire alarm system to new.		
<u>Commentary</u>			

E1090 Other Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	2003.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Refrigerators and stove.		
<u>Commentary (Condition ...)</u>			
<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 fridge and stove.		
<u>Commentary</u>			