

Building Condition Assessment Report

Asset	C3a - Fern Terrace (Violet Way) Cottage 104	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1930.	
Size (Gross Floor Area)	2,264	Sq.Ft.
Asset Type	FPH RV_103 etc., 2 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
Floors Above Ground	2	
Report Date	September 2013	



Executive Summary

Cottage 104 was constructed in 1928 and is a two-story wood frame structure. Exterior walls are clad with wide lapped cedar boards, hipped roof, multi-pane wood framed single glazed windows. Cottage 104 is 210.34 m2 and is currently being utilized by Forensic Psychiatric services.

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: C3a - Fern Terrace (Violet Way) Cottage 104

Replacement Costs	Renewal Costs	FCI
\$500,500.00	\$235,500.00	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>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Steel reinforced foundations and footings		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Perimeter drainage to be cleaned out and condition assessed.		
<u>Commentary</u>			



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Steel reinforced concrete slab, post and beam and combination wood structure and concrete support walls for half. Crawl space with dirt floor for other half.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Concrete basement slab and wood framing above grade with wooden roof rafters.		
<u>Commentary (Condition ...)</u>	Signs of water ingress at exterior walls. Possible structural damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Some visible water ingress at exterior walls. Some targeted repairs might be required. Further investigation required.		
<u>Commentary</u>			



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$95,000		
<u>What & Where</u>	Painted wide-lapped horizontal cedar boards siding with wood trim.		
<u>Commentary (Condition ...)</u>	Signs of rot around windows and bottom edge boards.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and re-paint exterior wall finishes.		
<u>Commentary</u>	Work to be done at time of window replacement or shortly after.		



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$22,000		
<u>What & Where</u>	Original wood casement vertical slide and fixed single glazed multi-pane windows.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$22,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace all existing windows with new.		
<u>Commentary</u>			

B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Front entry door and frame are wood with lites. Other doors are wood solid core, some with lites. 4 exterior doors in total.		
<u>Commentary (Condition ...)</u>	All door lites single glazed.		
<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 all existing exterior doors with new insulated doors.		
<u>Commentary</u>	Replacement to be done at time of window replacement.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Hipped Roof with interlocking asphalt shingles.		
<u>Commentary (Condition ...)</u>	Existing roof shows considerable deterioration.		
<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 asphalt shingle roof to be replaced with new.		
<u>Commentary</u>			



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$28,000		
<u>What & Where</u>	Painted lath and plaster with wood studs.		
<u>Commentary (Condition ...)</u>	Some wall damage and needing fresh paint.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair existing walls as required.		
<u>Commentary</u>			



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Most are wooden raised panel doors with wood frame. Some with single glazed lites.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Upgrade or replace all existing doors.		
<u>Commentary</u>			



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$18,000		
<u>What & Where</u>	Cabinetry and countertops in kitchen.		
<u>Commentary (Condition ...)</u>	Melamine veneer surfaced particle board cabinets and laminate counters.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$18,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace kitchen and bathrooms cabinets and counters.		
<u>Commentary</u>			

C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$12,000		
<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>	Some repairs and paint to exterior wood exit stairs and front concrete stairs.		
<u>Commentary</u>			


C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Bare concrete and painted wood planks in basement. Upper floors are 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>	2016.		
<u>Brief Description</u>	Repair as required and re-paint all walls.		
<u>Commentary</u>			



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Welded seam sheet vinyl flooring over existing fir subfloor.		
<u>Commentary (Condition ...)</u>			
<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 sheet vinyl flooring with new.		
<u>Commentary</u>			


C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	All ceilings painted lath and plaster. Kitchen "T" Bar with acoustic ceiling tiles.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,750		
<u>Action Year</u>	2017.		
<u>Brief Description</u>	Replace acoustic ceiling tiles in kitchen.		
<u>Commentary</u>			



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$7,000		
<u>What & Where</u>	Bathrooms and kitchen with laundry room sink in basement.		
<u>Commentary (Condition ...)</u>	Mostly original fixtures. Era, finishes and types vary.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace all plumbing fixtures.		
<u>Commentary</u>	Update with water efficient fixtures.		



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Main water supply in basement including PVR. Washer hot and cold water supply connections have thrust arresters installed.		
<u>Commentary (Condition ...)</u>	1/2 inch copper supply to each floor with flexible and non-flexible connections to each fixture.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Original water distribution piping, replace original copper pipes.		
<u>Commentary</u>			



D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<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>	2041.		
<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>	1930.		
<u>Replacement Value</u>	\$1,500		
<u>What & Where</u>	Rain gutters and rain water leaders connected to perimeter drainage.		
<u>Commentary (Condition ...)</u>			
<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 with new at time of roof replacement.		
<u>Commentary</u>			


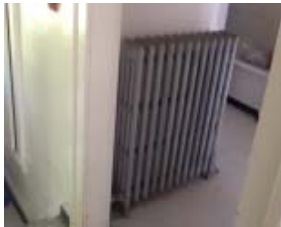
D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$1,750		
<u>What & Where</u>	Electric hot water tank installed 2007.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,750		
<u>Action Year</u>	2017.		
<u>Brief Description</u>	Replace existing hot water tank.		
<u>Commentary</u>			



D3012 Gas Supply System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Outside mounted 1135 litres steel fuel oil storage tank.		
<u>Commentary (Condition ...)</u>	To supply oil fired hot water boiler only.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2035.		
<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>	1930.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Cast iron radiators in basement, main and upper floor. Existing fire place that has been blocked off and not in use.		
<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>			


D3027 Heating Generating Equipment & Piping Insulation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2013.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Olse - TriFire oil fired package hot water boiler in basement.		
<u>Commentary (Condition ...)</u>	New 2013. Being installed at time of assessment.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2043.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Boiler, kitchen and dryer exhaust system.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2030.		
<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>	1930.		
<u>Replacement Value</u>	\$4,500		
<u>What & Where</u>	Thermostats located on every floor except basement.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,500		
<u>Action Year</u>	2026.		
<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>	1930.		
<u>Replacement Value</u>	\$6,500		
<u>What & Where</u>	125 amp electrical panel located in basement.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,500		
<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>	1930.		
<u>Replacement Value</u>	\$9,000		
<u>What & Where</u>	Insulated copper wiring.		
<u>Commentary (Condition ...)</u>	Two wires at switch. Not grounded.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Update switches and electrical outlets to include a ground wire.		
<u>Commentary</u>			



D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$2,500		
<u>What & Where</u>	Incandescent and fluorescent lights throughout the facility.		
<u>Commentary (Condition ...)</u>	Appear to be original equipment.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$750		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace all bulbs to compact fluorescent or LED for energy saving.		
<u>Commentary</u>			



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Value</u>	\$750		
<u>What & Where</u>	Phone system provided and maintained by service provider.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$750		
<u>Action Year</u>	2030.		
<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>	1930.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Fire alarm system consists of pull stations, fire bells, smoke detectors, carbon monoxide detectors and fire extinguishers.		
<u>Commentary (Condition ...)</u>	All seems to be in good working condition. Yearly inspected, next inspection Feb 2014.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2030.		
<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>	1930.		
<u>Replacement Value</u>	\$2,000		
<u>What & Where</u>	Door and motion sensor activated intrusion alarm.		
<u>Commentary (Condition ...)</u>	Entrance panel to activate and deactivate.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2030.		
<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>	1930.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	Emergency lighting installed from upper bedrooms stairs to main floor.		
<u>Commentary (Condition ...)</u>	One emergency light with rechargeable battery pack.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2030.		
<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>	1930.		
<u>Replacement Value</u>	\$7,000		
<u>What & Where</u>	Emergency supply cabinet, freezer and washer and dryer located in basement. Stove, refrigerator and dishwasher on main floor.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace all appliances.		
<u>Commentary</u>			