

Building Condition Assessment Report

Asset	C3b - Holly Drive Cottage 108	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1927.	
Size (Gross Floor Area)	2,367	Sq.Ft.
Asset Type	RV_Cottage 107 etc., 2 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
Floors Above Ground	2	
Report Date	October 2013	



Executive Summary

Cottage 108 is one of nine residences that were initially constructed to accommodate various site staff. This Cottage was constructed in 1927 as a Chauffeur's Residence. It is a two-storey hip roofed wood frame and stucco exterior residence. The Cottage is 219.89 m2 and is centrally located, close to site services and several major BCHMS facilities. Cottage 108 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 108

Replacement Costs	Renewal Costs	FCI
\$460,200.00	\$229,900.00	50%



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>	1927.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Reinforced cast in place concrete.		
<u>Commentary (Condition ...)</u>	Visual sign of water ingress. Cracks visible. Multiple cold joints visible, poor vibration at time of cement pour.		
<u>Action</u>	1.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$30,000		
<u>What & 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 visual signs of water ingress.		
<u>Action</u>	1.		
<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 structural conditions. See "Foundations".		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Wood Frame		
<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.		
<u>Action</u>	1.		
<u>Action Type</u>	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>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$100,000		
<u>What & Where</u>	The majority of the above grade walls have been clad with stucco (rock dash), painted.		
<u>Commentary (Condition ...)</u>	Combination painted stucco finish with wood trim/components. Some rot visible at various locations. Re &re as required and paint all wood/timber components.		
<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 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

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$21,000		
<u>What & Where</u>	Exterior wood casement single glazed windows. One s/g aluminum frame.		
<u>Commentary (Condition ...)</u>	Mix of vertical slide with fixed above, multi-pane, awning and hinged types.		
<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 windows.		
<u>Commentary</u>	The windows in this building are of varying assembly types. • Majority old wood framed, single glazed, one aluminum frame. Consider Consultant Study to address heritage requirements, seismic and overall building conditions to determine and receive new window types.		


B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$4,500		
<u>What & Where</u>	Exterior doors (3)		
<u>Commentary (Condition ...)</u>	1 front, wood door and frame with lite in door and lites each side. 1 rear, wood door and frame with lite in door. 1 solid core 2nd floor fire escape door c/w panic hardware.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,500		
<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. Consider Consultant Study to address heritage requirements, seismic and overall building conditions to determine and receive new door types.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Asphalt shingled hip roof.		
<u>Commentary (Condition ...)</u>	Targeted repairs have been completed with SBS torch on material attached with mechanical fasteners, exposed.		
 <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 roof.		
<u>Commentary</u>	Consider Consultant as required to determine heritage requirements for new roof type.		



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Interior non-load bearing walls.		
<u>Commentary (Condition ...)</u>	Mix of lath and plaster, painted and plastic protection material.		
 <u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$32,000		
<u>What & Where</u>	Original wood raised panel doors throughout.		
<u>Commentary (Condition ...)</u>	Interior and closet doors solid wood with wood frames, some with single glazed multi-panel lites.		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$32,000		
<u>Action Year</u>	2027.		
<u>Brief Description</u>	Replace doors		
<u>Commentary</u>	Overall good condition. Wood doors and frames. No Fire Resistance Rating.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$18,000		
<u>What & Where</u>	Kitchen cabinets and countertops.		
<u>Commentary (Condition ...)</u>	Veneer surfaced wood cabinets and laminate counters. Paint surfaced plywood cabinets and laminate countertops.		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$18,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace fittings.		
<u>Commentary</u>	Fittings would require upgrades based on occupancy needs.		



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Interior and exterior stairs. (4)		
<u>Commentary (Condition ...)</u>	1 exterior concrete stair, front entry 1 exterior wood stair, rear entry 1 interior wood frame central stair, carpet finish. 1 interior wood frame stair to basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$2,400		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair stairs.		
<u>Commentary</u>	Repair and maintain finishes.		



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Lath and plaster.		
<u>Commentary (Condition ...)</u>	Painted finish.		
<u>Action</u>	1.		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$2,400		
<u>Action Year</u>	2018.		
<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 and finish. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$19,000		
<u>What & Where</u>	Floor finishes.		
<u>Commentary (Condition ...)</u>	Mix of Carpet, office, bedrooms and common areas. Vinyl in kitchen and bathrooms. Wood, painted in enclosed porch.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$19,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace flooring.		
<u>Commentary</u>	Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$11,000		
<u>What & Where</u>	Overall good condition.		
<u>Commentary (Condition ...)</u>	Lath and plaster, smooth,painted.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$11,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Repairs and paint as required (short term). Remove and replace (long term).		
<u>Commentary</u>	Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$7,000		
<u>What & Where</u>	Bathroom, laundry and kitchen fixtures.		
<u>Commentary (Condition ...)</u>	Fair condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$3,500		
<u>What & 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.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,500		
<u>Action Year</u>	2018.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$2,500		
<u>What & Where</u>	Sanitary sewer from building to street.		
<u>Commentary (Condition ...)</u>	Gravity based risers leading to 6 inch sewer pipe in the basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Sanitary waste lines.		
<u>Commentary</u>	Assess at time of Consultant Domestic Water Distribution study.		



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Aluminum gutters, rain water leaders to perimeter footing drainage.		
<u>Action</u>	1.		
<u>Action Type</u>	Maintenance		
<u>Action Cost</u>	\$2,400		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair rain water drainage system as required.		
<u>Commentary</u>	Aluminum gutters with aluminum and PVC rainwater leaders to perimeter footing drainage.		


D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2002.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Rheem DHW tank, 40 gallon.		
<u>Commentary (Condition ...)</u>	Replaced in 2002.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2015.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$6,000		
<u>What & 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.		
<u>Action</u>	1.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$2,300		
<u>What & Where</u>	Cast iron hot water 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.		
 <u>Action</u>	 1.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$6,000		
<u>What & 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.		
 <u>Action</u>	 1.		
<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 heat. Service should be maintained for optimal performance.		



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$2,000		
<u>What & 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.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,800		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$3,500		
<u>What & Where</u>	Hot water cast iron radiators and fin tube heat registers.		
<u>Commentary (Condition ...)</u>	Appear to be in fair condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,500		
<u>Action Year</u>	2017.		
<u>Brief Description</u>	Hot water fed cast iron radiators. Appear to be in fair condition.		
<u>Commentary</u>	Replace fin tube radiators at first sign of leaking.		



D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$4,600		
<u>What & Where</u>	Manual controls on radiators and registers throughout building.		
<u>Commentary (Condition ...)</u>	Original equipment with some upgrades.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,600		
<u>Action Year</u>	2014.		
<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.		


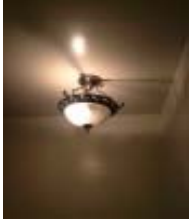
D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$6,500		
<u>What & Where</u>	125 amp 120/208 panel with smart meter in basement.		
<u>Commentary (Condition ...)</u>	Consider Infra red scanning of electrical system.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,500		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$8,800		
<u>What & Where</u>	Insulated copper wiring (2 wire).		
<u>Commentary (Condition ...)</u>	Typically not visible.		
<u>Action</u>	1.		
<u>Action Type</u>	Study		
<u>Action Cost</u>	\$1,500		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$2,200		
<u>What & Where</u>	Fixtures typically original to construction of building.		
<u>Commentary (Condition ...)</u>	Mix of metal halide, fluorescent and incandescent.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</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.		
<u>Commentary</u>	Undertake a lighting study or energy audit to investigate/determine energy savings. Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale. See "Branch wiring".		



D5031 Public Address And Music System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	PPA system panel located in basement with devices located centrally in building.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site.		
<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>			



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,000		
<u>What & 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).		
<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>			


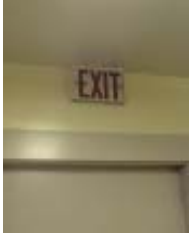
D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$1,000		
<u>What & 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.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2035.		
<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>	2000.		
<u>Replacement Value</u>	\$1,300		
<u>What & Where</u>	Panic/duress stations located at strategic locations.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site.		
<u>Action</u>	1.		
<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

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2000.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	Exit lighting installed at designated fire exits.		
<u>Commentary (Condition ...)</u>	The fixtures appear to be in fair condition and supported by rechargeable battery back up system.		
<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>			



E1090 Other Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	1 range with hood exhaust, 1 refrigerator and 1 portable dishwasher in kitchen on main floor. Washer/dryer in basement.		
<u>Commentary (Condition ...)</u>	Overall good condition.		
<u>Action</u>	1.		

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1927.		
<u>Replacement Value</u>	\$6,500		
<u>What & Where</u>			
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,500		
<u>Action Year</u>	2017.		
<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>	1927.		
<u>Replacement Value</u>	\$32,000		
<u>What & Where</u>	Locker storage cabinets in basement.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$32,000		
<u>Action Year</u>	2017.		
<u>Brief Description</u>			
<u>Commentary</u>			