

Building Condition Assessment Report

Asset	C3c - Oak Terrace Cottage 115	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1920.	
Size (Gross Floor Area)	2,838	Sq.Ft.
Asset Type	RV_Cottage 115, 1 Story Vinyl Siding & 15% Brick Veneer / Wood Frame	
Floors Above Ground	1	
Report Date	October 2013	



Executive Summary

Cottage 115 is one of six Cottages grouped along Oak Crescent to the north of the North Lawn building. Originally designed as employee accommodation, this Cottage is more austere in design and size than either the Mini Care or Central groups. This Cottage is a single storey wood frame construction with projecting front gables, an entry porch, and is 263.66 m2.

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 115

Replacement Costs	Renewal Costs	FCI
\$386,800.00	\$277,300.00	72%


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>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$9,000		
<u>What & Where</u>	Footings and foundation's are reinforced concrete (presumed) cast in place.		
<u>Commentary (Condition ...)</u>	No access to crawlspace at time of assessment. Condition currently con not be confirmed.		
<u>Action</u>	1.		
<u>Action Type</u>	Study		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair as required.		
<u>Commentary</u>	Consider Consultant Study to determine structural and seismic needs if the building is to be restored.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$40,000		
<u>What & Where</u>	Crawlspace.		
<u>Commentary (Condition ...)</u>	Access to basement is from exterior stairwell. No access to crawlspace at time of assessment. Condition currently can not be confirmed.		
<u>Action</u>	1.		
<u>Action Type</u>	Study		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair as required.		
<u>Commentary</u>	AConsider Consultant Study to determine structural and seismic needs if the building is to be restored. See "Foundations".		



B10 Superstructure

Component	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$60,000		
<u>What & Where</u>	Wood Frame with crawl space. Exterior concrete stairs to front entry.		
<u>Commentary (Condition ...)</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>Action</u>			
<u>Action Type</u>	1. Study		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair as required.		
<u>Commentary</u>	Superstructure appears to be in good condition. A Consider Consultant Study to determine structural and seismic needs if the building is to be restored. See "Foundations".		



B2010 Exterior Walls

Component	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$44,000		
<u>What & Where</u>	Exterior walls cedar shingles, painted.		
<u>Commentary (Condition ...)</u>	Poor condition due to age, exposure to elements and lack of maintenance. Salvage materials as required at time of demolition.		
<u>Action</u>			
<u>Action Type</u>	1. Replacement		
<u>Action Cost</u>	\$44,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace exterior cladding.		
<u>Commentary</u>	Exterior cedar shingle cladding is in fair to poor condition. A Consultant review may be required to address repairs/replacement to maintain any heritage and aesthetic issues if the building is to be restored.		



B2020 Exterior Windows

<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>	Mix of wood casement, vertical sliders, fixed and awning types. Windows are boarded up on exterior.		
<u>Commentary (Condition ...)</u>	All windows are single glazed.		
<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 windows.		
<u>Commentary</u>	Windows overall are in poor condition. A Consultant may be required to address repairs/replacement and address any heritage and/or aesthetic issues if the building is to be restored.		


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>	Main front entry and rear/side entry doors are raised panel solid wood with single glazed glass lites.		
<u>Commentary (Condition ...)</u>	1 front entry door 1 rear/side entry door 1 crawlspace access door (currently boarded up).		
<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 exterior doors if building is to remain		
<u>Commentary</u>	Doors are beyond life cycle. Condition is poor. Doors with lites are single glazed.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Gable pitched roof with interlocking asphalt shingles.		
<u>Commentary (Condition ...)</u>	Asphalt shingles are in poor condition. Signs of leaking are visible inside building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace roof.		
<u>Commentary</u>	Roof overall is in poor condition. A Consultant may be required to determine structural and seismic needs and address repairs to maintain any heritage and aesthetic issues if the building is to be restored.		


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Painted lath and plaster walls on wood studs.		
<u>Commentary (Condition ...)</u>	Ensure any/all compromised partition walls are reinstated.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Painted lath and plaster walls on wood studs.		
<u>Commentary</u>	Repair damaged walls and paint throughout, as required, if building is to remain. Asbestos and mould/mildew identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		


C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Mix of raised and flat panel solid wood doors to bedrooms and bathrooms.		
<u>Commentary (Condition ...)</u>	Repair and paint as required.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Raked and flat panel doors.		
<u>Commentary</u>	Repair or replace doors throughout, as required, if building is to be restored.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$22,000		
<u>What & Where</u>	Kitchen and bathroom cabinetry and countertops in poor condition.		
<u>Commentary (Condition ...)</u>	Re & re as required.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$22,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re millwork.		
<u>Commentary</u>	Replace millwork throughout, as required, if building is to be restored.		



C20 Stairs

<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>	Poor condition		
<u>Commentary (Condition ...)</u>	Replace stairs		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2049.		
<u>Brief Description</u>			
<u>Commentary</u>	Replace stairs.		



C3010 Wall 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>	Lath and Plaster painted walls.		
<u>Commentary (Condition ...)</u>	Damage caused by roof leak, lack of ventilation and lack of heating.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re walls as required.		
<u>Commentary</u>	Condition ranges from fair, poor, critical. Asbestos and mould/mildew present. Follow proper guidelines prior to repair if building is to be restored.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Vinyl tile, (may contain asbestos) and carpet flooring. Vinyl sheet flooring in kitchen and on front porch.		
<u>Commentary (Condition ...)</u>	Replace carpet due to water damage and presence of mould/mildew if building is to remain.		
<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 flooring throughout, as required, if building is to remain.		
<u>Commentary</u>	Asbestos and mould/mildew identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		


C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$13,000		
<u>What & Where</u>	Lath and plaster painted ceilings.		
<u>Commentary (Condition ...)</u>	Damage caused by roof leak, lack of ventilation and lack of heating.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$13,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re ceilings as required.		
<u>Commentary</u>	Condition ranges from fair, poor, critical. Asbestos and mould/mildew present. Follow proper guidelines prior to repair if building is to be restored.		


D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$6,000		
<u>What & Where</u>	Kitchen and bathroom fixtures. Ceramic toilets and vanities, steel bathtubs, stainless kitchen sinks and chrome faucets.		
<u>Commentary (Condition ...)</u>	Mostly original units. Era, finishes and types vary.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Ceramic toilets and vanities, steel bathtubs, stainless kitchen sinks and chrome faucets.		
<u>Commentary</u>	Update fixtures with water efficient type units, if building is to be restored.		



D2020 Domestic Water Distribution

<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>	Source in crawlspace.		
<u>Commentary (Condition ...)</u>	No access. Further review required if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			


D2030 Sanitary Waste

<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>	Source in crawlspace.		
<u>Commentary (Condition ...)</u>	No access. Further review required if building is to remain.		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2014.		
<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>	\$1,500		
<u>What & Where</u>	Gravity based storm system terminating in crawlspace.		
<u>Commentary (Condition ...)</u>	Main collector and sump in crawlspace. (Presumed, not confirmed) crawlspace not accessible at time of review.		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair eaves troughs as required		
<u>Commentary</u>	Repair at various location as required, if building is to be restored.		



D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$1,200		
<u>What & Where</u>	Crawlspace not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Confirmation required if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,200		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace hot water tank.		
<u>Commentary</u>	Re & re hot water tank if building is to remain.		


D3012 Gas Supply System

<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>	Further review required to determine if fuel source is applicable to this building.		
<u>Commentary (Condition ...)</u>	Crawlspace was not accessible at time of review.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<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>	\$7,000		
<u>What & Where</u>	Crawlspace not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Confirmation required if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			


D3026 Heating Generating Auxiliary 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>	Crawlspace not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Confirmation required if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			


D3027 Heating Generating Equipment & Piping Insulation

<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>	Crawlspace not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Confirmation required if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3041 Air Distribution Systems

<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>	Crawlspace not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Confirmation required if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<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>	Kitchen and bathroom exhausts. Other: Confirmation required.		
<u>Commentary (Condition ...)</u>	Crawlspace not accessible at time of review.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2014.		
<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>	1920.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Hand control valves on cast iron heat registers.		
<u>Commentary (Condition ...)</u>	Crawlspace not accessible at time of review.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5010 Electrical Service And Distribution

<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>	Crawlspace not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Confirmation required. Exterior ground wire has been compromised.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			


D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$11,000		
<u>What & Where</u>	Insulated copper wiring.		
<u>Commentary (Condition ...)</u>	Typically not visible.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$11,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace plugs in bathrooms, kitchens and exterior with GFI plugs.		
<u>Commentary</u>	All wiring devices (interior & exterior) should be tested for correct wiring polarity and retentive force. Any defective devices should be replaced, if building is to be restored.		

D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1920.		
<u>Replacement Value</u>	\$2,600		
<u>What & Where</u>	Interior/exterior lighting.		
<u>Commentary (Condition ...)</u>	Fixtures typically original to construction of building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,600		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace exterior/interior light fixtures.		
<u>Commentary</u>	Fixtures typically original to construction of building. Re & re as required if building is to be restored.		


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>	Crawlspace not accessible.		
<u>Commentary (Condition ...)</u>	Confirmation required.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<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>	Crawlspace not accessible to review equipment.		
<u>Commentary (Condition ...)</u>	Confirmation required, if building is to remain.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<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>	1920.		
<u>Replacement Value</u>	\$1,000		
<u>What & Where</u>	Not present.		
<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>			
<u>Commentary</u>			

D5092 Emergency Power & Generation Systems

<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>	No E P & G systems.		
<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>			
<u>Commentary</u>			