

Building Condition Assessment Report

Asset	D6 - Tuck Shop	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1955.	
Size (Gross Floor Area)	3,880	Sq.Ft.
Asset Type	RV_Tuck Shop/Bus Stop, Retail with Board and Batten / Wood Frame	
Floors Above Ground	1	
Report Date	August 2013	



Executive Summary

The Tuck Shop building is 361 m2 single-storey wood frame building initially constructed as a post office and lunch counter in 1955. It has no architectural features or other aspects significance that would contribute to any heritage value. The building has not been rated in previous heritage evaluations. Overall condition is poor.

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: D6 - Tuck Shop

Replacement Costs	Renewal Costs	FCI
\$878,136.00	\$839,840.00	96%

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>	1955.		
<u>Replacement Value</u>	\$11,407		
<u>What & Where</u>	Footings, foundation's and slab on grade are reinforced concrete cast in place into hillside.		
<u>Commentary (Condition ...)</u>	Cracks visible, overall poor condition. Interior not accessible due to HazMat concerns.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$11,407		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Reinforced foundations.		
<u>Commentary</u>	Investigate interior (Hazmat issues), to further determine overall conditions. Consider Consultant Study to address seismic and overall building conditions if building is to be restored.		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$138,438		
<u>What & Where</u>	Wood framed.		
<u>Commentary (Condition ...)</u>	The building's framing system appears to consist of standard dimensional lumber, joists, studs and beams visibly exposed at compromised soffit locations; however, interior access not possible due to HazMat concerns. 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>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$138,438		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	The structural system appears to be in poor condition.		
<u>Commentary</u>	Investigate interior (Hazmat issues), to further determine overall conditions. Consider Consultant Study to address seismic and overall building conditions if building is to be restored. See "Foundations".		



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$81,984		
<u>What & Where</u>	The majority of the above grade walls have been clad with wood sheathing (faux vertical plank), painted.		
<u>Commentary (Condition ...)</u>	Rot visible at various locations.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$81,984		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace exterior cladding.		
<u>Commentary</u>	Investigate interior (Hazmat issues), to further determine overall conditions. Consider Consultant Study to address seismic and overall building conditions if building is to be restored.		



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$75,000		
<u>What & Where</u>	Exterior wood casement single glazed windows. (~76)		
<u>Commentary (Condition ...)</u>	Mix of fixed above and awning types.		
<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 windows.		
<u>Commentary</u>	Windows overall are in poor condition. Consider Consultant to address repairs/replacement, seismic and overall building conditions to determine and receive new window types, if building is to be restored.		



B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Exterior doors (8)		
<u>Commentary (Condition ...)</u>	2 wood solid core each end (loading docks). 1 wood solid core with 18" x 18" lite. 5 wood solid core with 24" x 60" lites.		
<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 exterior doors.		
<u>Commentary</u>	Doors are beyond life cycle. Condition is poor. Consider Consultant Study to address seismic and overall building conditions to determine and receive new door types if building is to be restored.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$80,000		
<u>What & Where</u>	Flat roof 2 ply torch on modified bitumen. 2 layers (eras) of roof are currently installed on this facility.		
<u>Commentary (Condition ...)</u>	Roof is poor and considered to be in critical condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$80,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Remove and replace roofing.		
<u>Commentary</u>	Consider roofing consultant to develop drawings and specifications for roof replacement. A structural consultant may be required to determine overall seismic and building conditions to receive new roof system if building is to be restored.		


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$46,056		
<u>What & Where</u>	Partially visible through some windows only.		
<u>Commentary (Condition ...)</u>	Overall poor condition. (HazMat concerns)		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$46,056		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Interior non-load bearing walls. Re & re walls as required.		
<u>Commentary</u>	HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Partially visible through some windows only.		
<u>Commentary (Condition ...)</u>	Overall poor condition. HazMat concerns.		
<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/repair doors as required.		
<u>Commentary</u>	HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$5,005		
<u>What & Where</u>	No access to review at time of assessment.		
<u>Commentary (Condition ...)</u>	Millwork presumed to be in poor condition.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,005		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re millwork throughout as required.		
<u>Commentary</u>	HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		


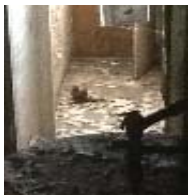
C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$7,023		
<u>What & Where</u>	Exterior loading dock (2) each end of facility.		
<u>Commentary (Condition ...)</u>	Overall in fair condition.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$7,023		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Concrete stairs.		
<u>Commentary</u>	Re & re as required by code.		



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$37,520		
<u>What & Where</u>	Interior walls throughout facility.		
<u>Commentary (Condition ...)</u>	Overall poor condition, impacted by lack of maintenance.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$37,520		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re walls as required.		
<u>Commentary</u>	HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		


C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$35,424		
<u>What & Where</u>	Partially visible through some windows only.		
<u>Commentary (Condition ...)</u>	Mix of carpet and vinyl Composite tile.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$35,424		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace flooring.		
<u>Commentary</u>	HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		


C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$33,290		
<u>What & Where</u>	Glue-on tiles throughout.		
<u>Commentary (Condition ...)</u>	Ceiling tile failure due to humidity.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$33,290		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace ceiling finishes.		
<u>Commentary</u>	HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		


D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$90,792		
<u>What & Where</u>	No access to review at time of assessment.		
<u>Commentary (Condition ...)</u>	Plumbing fixtures presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$90,792		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Install plumbing fixtures per code.		
<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>	1955.		
<u>Replacement Value</u>	\$41,089		
<u>What & Where</u>	No access to review at time of assessment.		
<u>Commentary (Condition ...)</u>	Presumed beyond life cycle, in poor condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$41,089		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Domestic Water Distribution. Install new system.		
<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. HazMat Consultant required for assessment prior to remediation if building is to be restored. Asbestos and mould/mildew identified throughout facility, guidelines must be followed.		


D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$30,264		
<u>What & Where</u>	Sanitary sewer from building to street.		
<u>Commentary (Condition ...)</u>	Not accessible to review. Presumed to be in fair condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,264		
<u>Action Year</u>	2014.		
<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>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$4,656		
<u>What & Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Gutters and rain water leaders.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,656		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace gutters and rain water at time of roof replacement.		
<u>Commentary</u>	Coordinate new installation with roof replacement 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>	1955.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace domestic hot water tank.		
<u>Commentary</u>	Install new DHW Tank if building is to be restored.		


D3024 Boiler Room Piping And Specialties

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$504		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$504		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D3026 Heating Generating Auxiliary Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$4,074		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,074		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D3027 Heating Generating Equipment & Piping Insulation

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$504		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$504		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D3043 Hydronic Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$3,531		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,531		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$427		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$427		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Review/confirm existing installation		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$6,092		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,092		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$30,458		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,458		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$14,162		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed. Copper harvesting has occurred with many unoccupied buildings on site.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$14,162		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Review/confirm existing installation.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		

D5021 Branch Wiring


<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$42,564		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$4,268		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing branch wiring.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		

D5022 Lighting Equipment


<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$10,631		
<u>What & Where</u>	Interior: Building not accessible at time of review. Exterior: Fluorescent fixtures with explosion proof protective cover.		
<u>Commentary (Condition ...)</u>	Interior: Presumed to be in poor condition or have possibly been removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,631		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing Lighting Equipment.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		




D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$5,160		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,160		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Install telephone system.		
<u>Commentary</u>	Provide new telephone system if building is restored.		


D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$3,880		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,880		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing Fire Alarm System.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		


D5038 Security Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$10,321		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,321		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm Security System.		
<u>Commentary</u>	Install security system if building is to be restored.		


D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$233		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$233		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Review/confirm existing equipment.		
<u>Commentary</u>	Consider consultant study to determine requirements if building is to be restored.		

E1010 Commercial Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$0		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Not Specified		
<u>Action Cost</u>	(\$1)		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$3,647		
<u>What & Where</u>	Building not accessible at time of review.		
<u>Commentary (Condition ...)</u>	Presumed to be in poor condition or have possibly been removed.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,647		
<u>Action Year</u>	2015.		
<u>Brief Description</u>			
<u>Commentary</u>			