



BCA Report

Sample House High FCI



Portfolio	TCHC - All Op Units
Development	Scattered Units (CHU 20)
Size	1,005 Sq.Ft.
Construction Year	1925
Floor Above Grade	2
Divisional Units	1

Description

This dwelling unit is a detached house. This building is a two-storey structure with a basement. The exterior walls are clad with wood shakes, metal siding, and solid brick masonry.

Heating is provided by a forced-air, gas-fired furnace that is located in the basement. There are no cooling units in the building. Plumbing fixtures are generally located in the kitchen and the bathroom. A gas-fired domestic water heater provides hot water to the plumbing fixtures.

A circuit breaker panel controls electrical service to the building's receptacles, lighting, and mechanical units.

During the first five years following this assessment (2015-2019), there are a significant number of repair and renewal actions recommended.

Facility Custom Details**Building Asset Type_5_Typology**

Houses

Ward

Ward 31: Beaches-East York

Heritage Status

N/A

Elements by Category

A10 - Foundations [1]

Discipline	Substructure
Category	A10 - Foundations
Element Number	1
Replacement Cost	\$10,200
Last Major Action	1925
Location/Name	Entire building
Brief Description	Where observed above grade and in the basement, the foundation walls are poured concrete.
Commentary	No major deficiencies were observed or reported.
Overall Condition	<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: yellow; margin-right: 5px;"></div> Fair </div>
Validated	Yes

Pictures



Element.1231.k3j9ec12.08z.jpg



IMG_5933.jpg



IMG_5943.jpg

Actions

A20 - Basement Construction [1]

Discipline	Substructure
Category	A20 - Basement Construction
Element Number	1
Replacement Cost	\$15,300
Last Major Action	1925
Location/Name	Basement
Brief Description	The basement is finished with drywall ceilings and drywall partitions. The basement concrete floor is unfinished.
Commentary	The finishes in the basement have deteriorated.
Overall Condition	■ Fair
Validated	Yes

Pictures

IMG_5922.jpg



IMG_5944.jpg

Actions

Action Summary:	Refurbish basement
Action: Commentary	Refurbishment is recommended.
Action Type	Repair
Cost	\$10,200
Year	2017
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

B10 - Superstructure [1]

Discipline	Shell
Category	B10 - Superstructure
Element Number	1
Replacement Cost	\$15,300
Last Major Action	1925
Location/Name	Entire building
Brief Description	The superstructure was concealed by the interior finishes. The building is likely a wood-framed structure.
Commentary	In general, this element cannot be accurately assessed as it is hidden from view.
Overall Condition	■ Fair
Validated	Yes

Pictures**Actions****B2010 - Exterior Walls [1]**

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	1
Replacement Cost	\$8,160
Last Major Action	1925
Location/Name	Exteriors of kitchen
Brief Description	The exterior walls of the kitchen are clad with metal siding.
Commentary	The metal siding at the back (east) elevation reportedly has been damaged by rats that had entered the building. The damaged siding has exposed the insulation.
Overall Condition	■ Poor
Validated	Yes

Pictures

Element.1234.4052yb56.kz0.jpg



Element.1234.8thabo3m.ko7.jpg



IMG_5965.jpg

Actions

Action Summary: Repair metal siding at the back elevation

Action: Commentary Repair of the metal siding is recommended to minimize further deterioration to the exterior wall construction.

Action Type Repair

Cost \$2,040

Year 2017

Priority Urgent

Life Safety? Not Applicable

Code Related? Not applicable

If No

Consequential Damage N/A

Urgency of Action ■ High

Energy & Efficiency Not applicable or not apparent

Are there signs of Mould? No

Action Summary: Replace metal siding

Action: Commentary Lifecycle renewal estimate

Action Type Replacement

Cost \$8,160

Year 2020

Priority Medium

Life Safety? Not Applicable

Code Related? Not applicable

If No

Consequential Damage N/A

Urgency of Action Low

Energy & Efficiency Not applicable or not apparent

Are there signs of Mould? No

B2010 - Exterior Walls [2]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	2
Replacement Cost	\$19,380
Last Major Action	1975
Location/Name	North, east, and south elevations - Second storey
Brief Description	Painted wood shakes are installed on the north, south, and east elevations of the second storey.
Commentary	The paint covering on the wood shakes are discoloured and stained.
Overall Condition	■ Fair
Validated	Yes

Pictures

Element.1450.b9iy0y5d.ytu.jpg



Element.1450.denpq7eu.0m7.jpg



IMG_5969.jpg



IMG_5970.jpg

Actions

Action Summary: Repaint wood shakes

Action: Commentary

Repainting the wood shakes to extend their service life is recommended.

Action Type

Repair

Cost

\$3,060

Year

2017

Priority

Medium

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage	N/A
Urgency of Action	■ Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

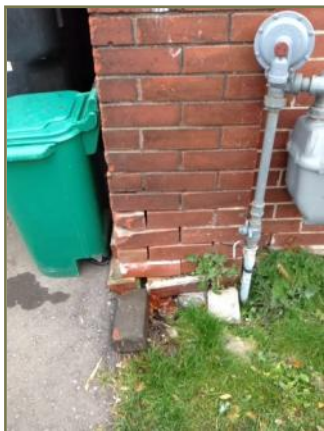
Action Summary: Replace wood shakes

Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$19,380
Year	2025
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

B2010 - Exterior Walls [3]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	3
Replacement Cost	\$29,855
Last Major Action	1925
Location/Name	All elevations
Brief Description	The majority of the exterior walls are solid brick masonry walls.
Commentary	Brick mortar joints and dislodged bricks at northwest corner were noted. Bowing bricks were at the northeast corner, near the downspout, were observed.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.1454.bqwl7gtf.by7.jpg



Element.1454.x1bxs1sh.kxw.jpg



Element.1454.raof516u.wz2.jpg

Actions

Action Summary: Repair bricks

Action: Commentary	A cost allowance for general brick repairs (individual brick replacement and mortar repointing, etc.) is provided.
Action Type	Repair
Cost	\$4,080
Year	2017
Priority	Medium
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	■ Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

B2020 - Exterior Windows [1]

Discipline	Shell
Category	B2020 - Exterior Windows
Element Number	1
Replacement Cost	\$7,140
Last Major Action	1985
Location/Name	Entire building
Brief Description	The majority of the windows are metal-framed, single-glazed units. An insulated glass (IGU) window with horizontal sliders is provided for the kitchen. The windows above grade are typically metal-framed, vertical hung, single-glazed units.
Commentary	Damaged window screen were observed. The windows also have aged.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.1235.5mwg8dp4.vlm.jpg



IMG_5971.jpg



IMG_5993.jpg

Actions

Action Summary:

Replace windows

Action: Commentary

Lifecycle renewal estimate

Action Type

Replacement

Cost

\$7,140

Year

2019

Priority

Medium

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

☐ Medium

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

B2030 - Exterior Doors [1]

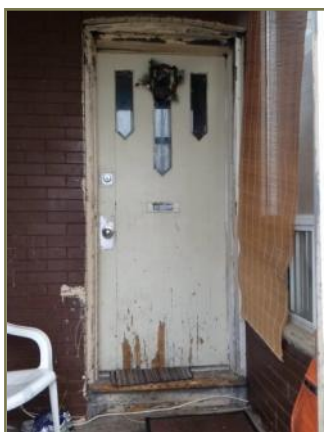
Discipline	Shell
Category	B2030 - Exterior Doors
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1975
Location/Name	South, west, and east elevations
Brief Description	A wood door is provided for the main entrance. Access to the backyard is provided by a metal door that is complete with a metal storm door. The side entrance to the basement stairs, which is located on the south elevation, has a wood door that is complete with a metal storm door.
Commentary	The main entrance door exhibits damaged wood. It appears that a metal storm door is missing for the access into the mud room. The backyard metal storm door is dented.
Overall Condition	■ Fair
Validated	Yes

Pictures

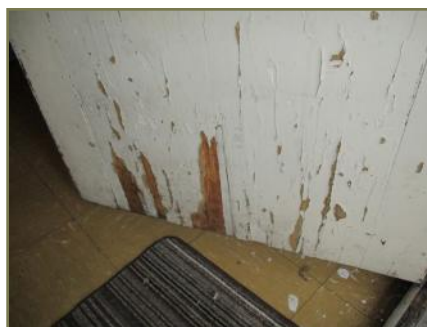
Element.1236.h3ueqjse.6ad.jpg



Element.1236.x2stsvzo.0tu.jpg



Element.1236.kdbmyxna.dw5.jpg



IMG_6069.jpg

Actions**Action Summary:**

Replace exterior doors

Action: Commentary

Lifecycle renewal estimate

Action Type

Replacement

Cost

\$5,100

Year

2020

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

Low

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

B30 - Roofing [1]**Discipline**

Shell

Category

B30 - Roofing

Element Number

1

Replacement Cost

\$10,200

Last Major Action

2013

Location/Name

Entire building

Brief Description

Asphalt shingles cover the roofs, which are sloped. Storm water from the roof is directed into metal eavestroughs and downspouts. Metal soffits are located on the underside of the roof that overhangs the front porch.

Commentary

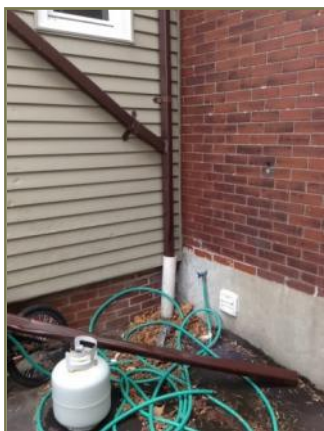
The downspouts extend below grade and are likely connected to the sewer system. As per municipal requirements, the downspouts were to have been disconnected by November 2011 to divert roof storm water to grade.

Overall Condition

The asphalt shingles appear to be in good condition overall.

Validated

☐ Fair
Yes

Pictures

Element.1238.7ujjaaf7.r7c.jpg



IMG_5971.jpg



IMG_5972.jpg



IMG_6082.jpg

Actions

Action Summary: Disconnect downspouts

Action: Commentary

Disconnecting the downspouts in accordance to municipal requirements is recommended.

Action Type

Repair

Cost

\$1,020

Year

2017

Priority

Medium

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

■ Medium

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

Action Summary: Replace roof

Action: Commentary

Lifecycle renewal estimate

Action Type

Replacement

Cost

\$10,200

Year

2025

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

Low

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

C1010 - Partitions [1]

Discipline	Interiors
Category	C1010 - Partitions
Element Number	1
Replacement Cost	\$11,028
Last Major Action	1925
Location/Name	Entire building
Brief Description	The interior walls are likely wood-framed construction with plaster.
Commentary	Perforations in the plaster were observed at various locations. The tenant reported that the partitions require frequent maintenance or repairs.
Overall Condition	■ Poor
Validated	Yes

Pictures

Element.1239.id69j4e2.e33.jpg



IMG_5951.jpg



IMG_6018.jpg



IMG_6021.jpg

Actions**Action Summary:** Repair partitions

Action: Commentary	Partition repair is recommended to minimize further deterioration.
Action Type	Repair
Cost	\$6,120
Year	2017
Priority	High
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	<input type="checkbox"/> Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

C1040 - Interior Doors - Units [1]

Discipline	Interiors
Category	C1040 - Interior Doors - Units
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1970
Location/Name	Entire building
Brief Description	The interior doors are wood units in wood frames.
Commentary	The interior doors are in serviceable condition.
Overall Condition	<input type="checkbox"/> Fair
Validated	Yes

Pictures

IMG_6046.jpg

Actions

Action Summary:	Replace interior doors
Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$5,100
Year	2019
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

C1060 - Kitchen Refurbishment [1]

Discipline	Interiors
Category	C1060 - Kitchen Refurbishment
Element Number	1
Replacement Cost	\$9,180
Last Major Action	2016
Location/Name	First floor
Brief Description	The kitchen is finished with vinyl floor tiles, painted walls, and painted ceilings. Wall-mounted cabinets and a laminated countertop that is complete with a sink are provided.
Commentary	Scuffed vinyl floor tiles, peeling paint finish, and cupboards with dislodged doors were observed.
Overall Condition	Good
Validated	Yes

Pictures

Element.1286.vfexvrfx.igc.jpg



Element.1286.1n3xafvm.s89.jpg



IMG_5998.jpg



IMG_6004.jpg

Actions

Action Summary: Renovate kitchen

Action: Commentary

Action Type

Replacement

Cost

\$9,180

Year

2041

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

Low

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

C1070 - Bathroom Refurbishment [1]

Discipline

Interiors

Category

C1070 - Bathroom Refurbishment

Element Number

1

Replacement Cost

\$10,200

Last Major Action

2016

Location/Name

Second floor

Brief Description

The bathroom is finished with ceramic floor tiles, ceramic tiled bathtub surrounds, a ceramic tiled dado, painted walls, and a painted ceiling. A wall-mounted lavatory, a water closet, and a bathtub are provided.

Commentary

Damaged ceramic wall tiles and stains on the bathtub were observed.

Overall Condition

Good

Validated

Yes

Pictures



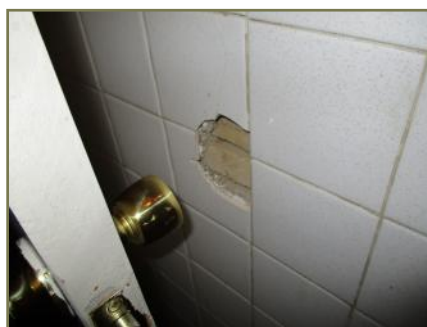
Element.1287.9f8a9p6b.17o.jpg



Element.1287.6ao1tt8g.s8k.jpg



Element.1287.83ji4tcw.7dz.jpg



IMG_6039.jpg

Actions

Action Summary: Renovate bathroom

Action: Commentary

Action Type

Replacement

Cost

\$10,200

Year

2041

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

Low

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

C20 - Stairs [1]

Discipline	Interiors
Category	C20 - Stairs
Element Number	1
Replacement Cost	\$4,671
Last Major Action	1925
Location/Name	Entire building
Brief Description	The interior stairs are wood framed. The basement stair treads are painted. The stairs to the second floor has tactile rubber treads.
Commentary	The treads are deteriorated. It also appears that the handrails do not meet code.
Overall Condition	■ Poor
Validated	Yes

Pictures

Element.1242.3x31gir.iwp.jpg



IMG_5949.jpg



IMG_5952.jpg



IMG_6063.jpg

Actions

Action Summary: Refurbish stairs

Action: Commentary

A cost allowance for general maintenance (e.g. tread replacement, repainting, handrail installation, etc.) is provided.

Action Type

Repair

Cost

\$3,060

Year

2017

Priority

High

Life Safety?

Not Applicable

Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

C3200 - Interior Renovations - Units* [1]

Discipline	Interiors
Category	C3200 - Interior Renovations - Units*
Element Number	1
Replacement Cost	\$14,280
Last Major Action	1980
Location/Name	Entire building
Brief Description	The interior finishes generally consist of vinyl floor tiles on the first floor, laminated wood floors on the second floor, painted plaster walls, as well as painted and textured plaster ceilings.
Commentary	The vinyl floor tiles are scuffed and cracked. The plaster ceiling in the living room is delaminating.
Overall Condition	Poor
Validated	Yes

Pictures



IMG_6009.jpg



IMG_6014.jpg



IMG_6017.jpg



IMG_6059.jpg

Actions**Action Summary:**

Renovate interiors

Action: Commentary

Interior renovations is recommended.

Action Type

Replacement

Cost

\$14,280

Year

2017

Priority

High

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action
☐ Medium
Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

D2010 - Plumbing Fixtures [1]**Discipline**

Services

Category

D2010 - Plumbing Fixtures

Element Number

1

Replacement Cost

\$510

Last Major Action

1980

Location/Name

Basement

Brief Description

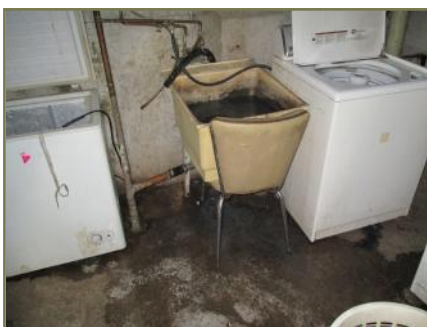
A laundry sink is provided in the basement.

Commentary

The laundry sink drainage pipe was blocked during the assessment. The tenant reportedly attempted to remove the blockage, but a leak from the laundry tub has occurred as a result.

Overall Condition
☐ Poor
Validated

Yes


Pictures

IMG_5932.jpg




IMG_5946.jpg

Actions

Action Summary:	Replace laundry tub
Action: Commentary	Replacement is recommended.
Action Type	Replacement
Cost	\$510
Year	2017
Priority	High
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	 Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

D2030 - Sanitary Waste [1]

Discipline	Services
Category	D2030 - Sanitary Waste
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1925
Location/Name	Entire building
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	 Fair
Validated	Yes

Pictures**Actions****D2050 - Domestic Water Distribution - Units [1]**

Discipline	Services
Category	D2050 - Domestic Water Distribution - Units
Element Number	1
Replacement Cost	\$3,570
Last Major Action	1950
Location/Name	Entire building
Brief Description	The plumbing piping appears to be copper, but is mostly concealed by interior finishes.
Commentary	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review. Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.

Overall Condition ■ Fair
Validated Yes

Pictures



IMG_5933.jpg

Actions

D2095 - Domestic Water Heaters [1]

Discipline	Services
Category	D2095 - Domestic Water Heaters
Element Number	1
Replacement Cost	\$3,570
Last Major Action	2011
Location/Name	Basement
Brief Description	A gas-fired domestic water heater provides hot water to the plumbing fixtures.

The make and specifications of the domestic water heater are as follows:

Make: Bradford White

M/N: MI403S8FBN

S/N: HH15328789

Heating capacity: 40MBH

Storage capacity: 40 U.S. Gallons

Commentary Based on the serial number, the domestic water heater was likely replaced in 2011. It appears that the domestic water heater is in fair condition overall.

Overall Condition ■ Fair
Validated Yes

Pictures



Element.1248.hd8p3eo0.1u5.jpg



IMG_5934.jpg



IMG_5936.jpg

Actions

Action Summary:	Replace domestic water heater
Action: Commentary	Lifecycle renewal estimate
Action Type	Repair
Cost	\$3,570
Year	2017
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

D3012 - Gas Supply System [1]

Discipline	Services
Category	D3012 - Gas Supply System
Element Number	1
Replacement Cost	\$2,550
Last Major Action	1970
Location/Name	Entire building
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	■ Fair
Validated	Yes

Pictures

Element.1251.z4j3kvak.vjq.jpg

Actions**D3023 - Furnaces [1]**

Discipline	Services
Category	D3023 - Furnaces
Element Number	1
Replacement Cost	\$5,100
Last Major Action	2011
Location/Name	Basement
Brief Description	A gas-fired furnace that was manufactured by Luxaire provides heating. Based on the date of the pressure test tag on the furnace gas piping, the furnace is estimated to have been installed in 2011.
Commentary	The furnace was in operation during the assessment. No major deficiencies were observed or reported.
Overall Condition	Good
Validated	Yes

Pictures



IMG_5941.jpg

Actions

Action Summary:	Replace furnace
Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$5,100
Year	2026
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

D3041 - Air Distribution Systems [1]

Discipline	Services
Category	D3041 - Air Distribution Systems
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1925
Location/Name	Entire building
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	■ Fair
Validated	Yes

Pictures

Actions

D3060 - Controls And Instrumentation [1]

Discipline	Services
Category	D3060 - Controls And Instrumentation
Element Number	1
Replacement Cost	\$510
Last Major Action	1925
Location/Name	First floor - Dining Room
Brief Description	A thermostat to control the furnace is located on the first floor.
Commentary	The tenant reported that the thermostat requires adjustments in order to achieve adequate thermal comfort.
Overall Condition	<input type="checkbox"/> Fair
Validated	Yes

Pictures

Element.1260.3ho6jawk.dx6.jpg

Actions**Action Summary:** Replace thermostat**Action: Commentary**

Replacement is recommended. If climate control issues persist, the thermostat may require earlier replacement.

Action Type

Replacement

Cost

\$510

Year

2017

Priority

Medium

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action☐ Medium**Energy & Efficiency**

Not applicable or not apparent

Are there signs of Mould?

No

D5015 - Unit Electrical Service and Distribution [1]

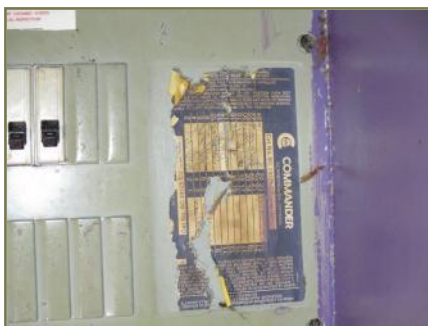
Discipline	Services
Category	D5015 - Unit Electrical Service and Distribution
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1990
Location/Name	Basement
Brief Description	<p>This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review, however we observed a circuit breaker panel that does not appear to be original.</p> <p>The circuit breaker panel provides electrical service to mechanical units, receptacles, and lighting. The breaker panel was manufactured by Commander with ratings of 120/240V and 125A.</p> <p>Although the circuit breaker panel is not original, it appears aged.</p>
Commentary	
Overall Condition	■ Fair
Validated	Yes

Pictures

Element.1290.7cyidza3.yac.jpg



IMG_5923.jpg



IMG_5925.jpg

Actions

Action Summary:	Replace circuit breaker panel
Action: Commentary	Replacement is recommended.
Action Type	Replacement
Cost	\$5,100
Year	2020
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

D5021 - Branch Wiring [1]

Discipline	Services
Category	D5021 - Branch Wiring
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1950
Location/Name	Entire building
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	<input type="checkbox"/> Fair
Validated	Yes

Pictures

IMG_5927.jpg

Actions

D5023 - Lighting Equipment - Units [1]

Discipline	Services
Category	D5023 - Lighting Equipment - Units
Element Number	1
Replacement Cost	\$3,060
Last Major Action	1980
Location/Name	Entire building
Brief Description	The interior lighting consists of compact fluorescent light (CFL) and incandescent fixtures.
Commentary	<p>There were no functioning lights in the basement. The tenant reported that the electrical wiring for the lighting was damaged during the installation of the furnace.</p> <p>The lamp above the basement stairs is excessively difficult for the tenant to replace. A ladder cannot be safely placed on the basement stairs to reach the light fixture.</p>
Overall Condition	■ Poor
Validated	Yes

Pictures

IMG_5929.jpg



IMG_6019.jpg



IMG_6037.jpg

Actions

Action Summary:	Replace interior light fixtures
Action: Commentary	Replacement is recommended.
Action Type	Replacement
Cost	\$3,060
Year	2017
Priority	High
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	■ Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

D5037 - Fire Alarm System [1]

Discipline	Services
Category	D5037 - Fire Alarm System
Element Number	1
Replacement Cost	\$510
Last Major Action	2000
Location/Name	Entire building
Brief Description	Smoke alarms are placed at strategic locations.
Commentary	No major deficiencies were observed or reported.
Overall Condition	■ Fair
Validated	Yes

Pictures

Element.1267.k46t59k6.08k.jpg



Element.1267.l6j0chqj.024.jpg



IMG_5945.jpg

Actions

Action Summary: Replace smoke alarms

Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$510
Year	2019
Priority	Medium
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	■ Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

G2020 - Parking Lots [1]

Discipline	Building Sitework
Category	G2020 - Parking Lots
Element Number	1
Replacement Cost	\$6,120
Last Major Action	2015
Location/Name	Adjacent to the north elevation
Brief Description	Vehicle parking is provided by an asphalt-paved driveway that is constructed between the dwelling unit and the property at 231 King Edward Avenue.
Commentary	The driveway is in good condition overall.
Overall Condition	Good
Validated	Yes

Pictures



IMG_6085.jpg

Actions

Action Summary:	Replace driveway
Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$6,120
Year	2037
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

G2030 - Pedestrian Paving [1]

Discipline	Building Sitework
Category	G2030 - Pedestrian Paving
Element Number	1
Replacement Cost	\$2,040
Last Major Action	2010
Location/Name	West of the building
Brief Description	A concrete walkway provides access to the building from the municipal sidewalk on King Edward Avenue.
Commentary	No major deficiencies were observed or reported.
Overall Condition	<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: yellow; margin-right: 5px;"></div> Fair </div>
Validated	Yes

Pictures



Element.1275.ah29z5md.sjk.jpg

Actions

Action Summary:	Replace concrete walkway
Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$2,040
Year	2022
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

G2040 - Site Development [1]

Discipline	Building Sitework
Category	G2040 - Site Development
Element Number	1
Replacement Cost	\$4,080
Last Major Action	1925
Location/Name	Backyard
Brief Description	Wood fences are constructed on the backyard perimeters.
Commentary	Mildew growth on the fences was noted, but the fences are functioning as intended. A section of the east perimeter fencing is missing.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.1276.16utk36t.iwa.jpg



IMG_5957.jpg



IMG_5958.jpg



IMG_5961.jpg

Actions

Action Summary: Repair fences

Action: Commentary

Replacement of the east site perimeter fence and cleaning of the fences are recommended.

Action Type

Repair

Cost

\$1,530

Year

2017

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

Low

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

Action Summary: Replace fences

Action: Commentary

Lifecycle renewal estimate

Action Type

Replacement

Cost

\$4,080

Year

2023

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

G2040 - Site Development [2]

Discipline	Building Sitework
Category	G2040 - Site Development
Element Number	2
Replacement Cost	\$4,080
Last Major Action	1925
Location/Name	Backyard
Brief Description	A wood deck is constructed in the backyard, adjacent to the east elevation. A set of wood-framed stairs provide access from the wood deck to grade.
Commentary	Mildew growth was observed on the wood deck. The stairs are slanted.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.1451.r4e534xp.pjn.jpg



Element.1451.bqh2eau2.sis.jpg



Element.1451.a19fob5a.wpj.jpg

Actions**Action Summary:**

Replace wood deck

Action: Commentary

Replacement is recommended.

Action Type

Replacement

Cost

\$4,080

Year

2017

Priority

Low

Life Safety?

Not Applicable

Code Related?

Not applicable

If

No

Consequential Damage

N/A

Urgency of Action

Low

Energy & Efficiency

Not applicable or not apparent

Are there signs of Mould?

No

G2040 - Site Development [3]**Discipline**

Building Sitework

Category

G2040 - Site Development

Element Number

3

Replacement Cost

\$1,020

Last Major Action

1925

Location/Name

Backyard

Brief Description

A patio with concrete pavers is constructed adjacent to the east elevation.

Commentary

Some patio stones exhibit cracks and spalling. The deteriorated patio stones may be a tripping hazard.

Overall Condition Fair**Validated**

Yes

Pictures

IMG_5973.jpg



IMG_5975.jpg



IMG_5976.jpg

Actions

Action Summary:	Replace concrete patio pavers	
Action: Commentary		Replacement is recommended.
Action Type		Replacement
Cost		\$1,020
Year		2017
Priority		Medium
Life Safety?		Not Applicable
Code Related?		Not applicable
If		No
Consequential Damage		N/A
Urgency of Action	■	Medium
Energy & Efficiency		Not applicable or not apparent
Are there signs of Mould?		No

G2040 - Site Development [4]

Discipline	Building Sitework
Category	G2040 - Site Development
Element Number	4
Replacement Cost	\$3,060
Last Major Action	1970
Location/Name	Adjacent to the west elevation
Brief Description	Concrete steps provide access from the concrete walkway to the mud room.
Commentary	The concrete stairs appear to be in fair condition. There are no guards on side of the steps.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.1453.fsfjijn7.x0k.jpg



IMG_6073.jpg

Actions

Action Summary: Replace concrete steps

Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$3,060
Year	2025
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

Action Summary: Add guards

Action: Commentary	Installation of guards is recommended.
Action Type	Replacement
Cost	\$510
Year	2017
Priority	Medium
Life Safety?	Minor consequences - potential minor injuries
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	■ Medium
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No

G2050 - Landscaping [1]

Discipline	Building Sitework
Category	G2050 - Landscaping
Element Number	1
Replacement Cost	\$2,040
Last Major Action	1970
Location/Name	Adjacent to the west & east elevations
Brief Description	Landscaping consists of lawn spaces in the front yard and back yard.
Commentary	No major deficiencies were observed or reported.
Overall Condition	■ Fair
Validated	Yes

Pictures

Element.1277.esqwz7eb.tp5.jpg




Element.1277.d5okvjfv.6gr.jpg

Actions

Action Summary:	Refurbish landscaping
Action: Commentary	Lifecycle renewal estimate
Action Type	Replacement
Cost	\$2,040
Year	2022
Priority	Low
Life Safety?	Not Applicable
Code Related?	Not applicable
If	No
Consequential Damage	N/A
Urgency of Action	Low
Energy & Efficiency	Not applicable or not apparent
Are there signs of Mould?	No


G3010 - Water Supply [1]

Discipline	Building Sitework
Category	G3010 - Water Supply
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1950
Location/Name	Entire site
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	 Fair
Validated	Yes

Pictures

Actions


G3020 - Sanitary Sewer [1]

Discipline	Building Sitework
Category	G3020 - Sanitary Sewer
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1925
Location/Name	Entire site
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	 Fair
Validated	Yes

Pictures

Actions

G4010 - Electrical Distribution [1]

Discipline	Building Sitework
Category	G4010 - Electrical Distribution
Element Number	1
Replacement Cost	\$2,550
Last Major Action	1950
Location/Name	Entire site
Brief Description	This site component cannot be accurately assessed using visual means alone and would require invasive or specialized engineering review.
Commentary	Where issues/problems become apparent, further review and action should be considered. Lifecycle renewal may become necessary in the future, but no specific Action was identified during this review.
Overall Condition	 Fair
Validated	Yes

Pictures**Actions**