



BCA Report

Sample Fair FCI



Portfolio	TCHC - All Op Units
Development	Scattered Units (CHU 12)
Size	1,217 Sq.Ft.
Construction Year	1912
Floor Above Grade	2
Divisional Units	1
Description	No. of Elevators: 0; No. of UG Parking Storeys: 0 The building is a 2 storey semi-detached home made of typical wood frame construction. The building is clad in brick, siding and asphalt shingles. The windows are aluminum framed. The home is heated by forced-air furnace. Electrical service is provided to the home via overhead wires and 240 A service.

Report Generated On:2017-09-10 11:18:51

Facility Custom Details

Building Asset Type_5_Typology

Houses

Ward

Ward 30: Toronto-Danforth

Heritage Status

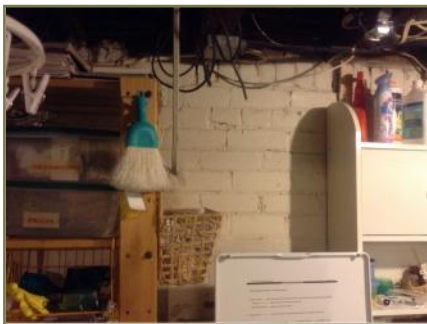
N/A

Elements by Category

A10 - Foundations [1]

Discipline	Substructure
Category	A10 - Foundations
Element Number	1
Replacement Cost	\$15,300
Last Major Action	1912
Location/Name	
Brief Description	The foundations are constructed of concrete block.
Commentary	The tenant has reported heavy leaking, and some deterioration of the interior wall conditions.
Overall Condition	■ Fair
Validated	Yes

Pictures



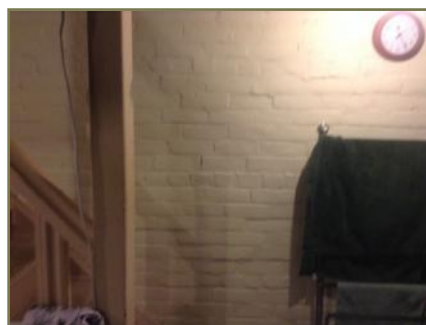
Element.512.x9tmhu7y.sf6.jpg



Element.512.i7o2v066.a0m.jpg



Element.512.og1k9oz4.2od.jpg



Element.512.d7yigus2.93w.jpg

Actions

Action Summary:	Investigate foundation wall conditions.
Action: Commentary	The tenant has reported heavy leaking, and some deterioration of the interior wall conditions. We have budgeted to waterproof walls and install weeping tile to address leakage.
Action Type	Replacement
Cost	\$15,300
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?	Suspect but not visible

A20 - Basement Construction [1]

Discipline	Substructure
Category	A20 - Basement Construction
Element Number	1
Replacement Cost	\$23,330
Last Major Action	1912
Location/Name	
Brief Description	The basement construction consists of exterior concrete block and masonry brick walls and cast in place concrete slab on grade. The first floor joists are supported on wood beams on Concrete block columns.
Commentary	No repairs are anticipated during this report period.
Overall Condition	Good
Validated	Yes

Pictures



Element.513.grgd0aj8.x9h.jpg



Element.513.26jgnjhl.38x.jpg



Element.513.fs7je62b.p2y.jpg



Element.513.sg8iu378.h9l.jpg

Actions

B10 - Superstructure [1]

Discipline	Shell
Category	B10 - Superstructure
Element Number	1
Replacement Cost	\$13,290
Last Major Action	1912
Location/Name	
Brief Description	The above grade structure consists of typical wood framed construction. The roof has engineered roof trusses with plywood sheathing.
Commentary	No repairs are anticipated during this report period.
Overall Condition	Good
Validated	Yes

Pictures



Element.514.7nccj9xg.0ys.jpg



Element.514.vkmx4n7h.xhm.jpg



Element.514.1achjlx8.crr.jpg

Actions

B2010 - Exterior Walls [1]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	1
Replacement Cost	\$26,420
Last Major Action	1912
Location/Name	
Brief Description	The side elevation is brick masonry, the first floor if the front elevation is painted masonry.
Commentary	The masonry is in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.515.pkvwqgop.t62.jpg



Element.515.9yvnb2tx.bsm.jpg



Element.515.0gqtog2a.9no.jpg

Actions

Action Summary:	Masonry repair program.
Action: Commentary	The masonry is in good condition. Replace unsound bricks and deteriorated mortar joints.
Action Type	Replacement
Cost	\$765
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

B2010 - Exterior Walls [2]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	2
Replacement Cost	\$26,788
Last Major Action	1980
Location/Name	
Brief Description	There are asphalt shingles location on the second floor exteriors of the front and rear elevation.
Commentary	The shingles are in good condition.
Overall Condition	Good
Validated	Yes

Pictures

Actions

B2010 - Exterior Walls [3]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	3
Replacement Cost	\$26,788
Last Major Action	1912
Location/Name	
Brief Description	There is metal siding covering the first floor of the rear elevation.
Commentary	The siding is in good condition.
Overall Condition	Good
Validated	Yes

Pictures

Actions

B2020 - Exterior Windows [1]

Discipline	Shell
Category	B2020 - Exterior Windows
Element Number	1
Replacement Cost	\$13,770
Last Major Action	1985
Location/Name	
Brief Description	The windows are aluminum with insulating glass units.
Commentary	The windows are in fair condition. The windows were last replaced in 1985.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.516.78gu5brj.sl7.jpg



Element.516.8sbx635n.hbi.jpg

Actions

Action Summary:	Replace exterior windows.
Action: Commentary	The windows are in fair condition. The windows were last replaced in 1985. Replace all exterior windows at end of service life.
Action Type	Replacement
Cost	\$13,770
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

B2030 - Exterior Doors [1]

Discipline	Shell
Category	B2030 - Exterior Doors
Element Number	1
Replacement Cost	\$4,488
Last Major Action	2010
Location/Name	
Brief Description	There are 3 exterior doors, which are hollow metal, and wood and are balcony, front and rear entrances.
Commentary	The exterior doors are in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.517.ogp46nmt.y4i.jpg

Actions

Action Summary:	Replace exterior doors.
Action: Commentary	The exterior doors are in good condition. Replace 3 exterior doors.
Action Type	Replacement
Cost	\$4,488
Year	2035
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	\$5,100
Last Major Action	2010
Location/Name	
Brief Description	The roof is covered in a laminated asphalt shingle. The roof drains into metal eaves troughs and downspouts.
Commentary	The roof is in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.519.wpkh5il6.316.jpg



Element.519.qkb7xsab.rml.jpg

Actions

Action Summary:	Replace roof.	
Action: Commentary		The roof is in good condition. Replace shingles and damaged plywood sheathing at end of service life.
Action Type		Replacement
Cost		\$5,100
Year		2040
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	\$13,735
Last Major Action	2000
Location/Name	
Brief Description	The interior walls and partitions are constructed of drywall.
Commentary	The partitions are in good condition. Wholesale replacement is not anticipated.
Overall Condition	Good
Validated	Yes

Pictures



Element.520.ohpes9t1.psh.jpg

Actions

C1040 - Interior Doors - Units [1]

Discipline	Interiors
Category	C1040 - Interior Doors - Units
Element Number	1
Replacement Cost	\$3,366
Last Major Action	2005
Location/Name	
Brief Description	The interior doors are hollow wood.
Commentary	The doors are in good condition, there was no missing or damaged hardware.
Overall Condition	Good
Validated	Yes

Pictures



Element.521.24de6bg3.j24.jpg

Actions

Action Summary:	Replace interior doors.
Action: Commentary	Replace interior doors.
Action Type	Replacement
Cost	\$3,366
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

C1060 - Kitchen Refurbishment [1]

Discipline	Interiors
Category	C1060 - Kitchen Refurbishment
Element Number	1
Replacement Cost	\$7,650
Last Major Action	2010
Location/Name	
Brief Description	The kitchen floors are vinyl tile with painted walls and ceilings. The cupboards are wood and the countertops are laminate.
Commentary	The kitchen is in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.572.jqqyqst5.nl0.jpg



Element.572.hcvpwrp.ab5.jpg

Actions

Action Summary:	Refurbish kitchen.
Action: Commentary	The kitchen is in good condition. Refurbish kitchen at end of service life.
Action Type	Replacement
Cost	\$7,650
Year	2030
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	\$5,100
Last Major Action	2010
Location/Name	
Brief Description	The bathroom floors are ceramic tile with painted walls and acrylic surrounds and painted ceilings. There is a vanity mounted sink with laminate counter.
Commentary	The bathroom is in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.573.2ynq333j.qpd.jpg



Element.573.30maeulu.j3m.jpg



Element.573.ygo4vbee.cca.jpg

Actions

Action Summary:	Refurbish bathroom.
Action: Commentary	The bathroom is in good condition. Refurbish bathroom at end of service life.
Action Type	Replacement
Cost	\$5,100
Year	2030
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	\$5,708
Last Major Action	1912
Location/Name	
Brief Description	The interior stairs are wooden with non-slip treads. Exterior stairs are wood.
Commentary	The interior stairs are in good condition. Replacement of the stairs is not anticipated.
Overall Condition	Good
Validated	Yes

Pictures



Element.523.2pvxuuti.kbo.jpg



Element.523.vcfqz2mf.mf3.jpg

Actions

C3200 - Interior Renovations - Units* [1]

Discipline	Interiors
Category	C3200 - Interior Renovations - Units*
Element Number	1
Replacement Cost	\$6,630
Last Major Action	2010
Location/Name	
Brief Description	The ceilings and walls are painted drywall, and the flooring is vinyl.
Commentary	The interior finishes are in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.580.qwfrwzuv.lqy.jpg



Element.580.ulmkmj8e.m8z.jpg



Element.580.sx0v8so6.5uo.jpg

Actions

Action Summary: Interior renovations.

Action: Commentary	The interior are in good condition. Renovate at end of service life or at tenant turnover.
Action Type	Replacement
Cost	\$6,630
Year	2030
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

D2030 - Sanitary Waste [1]

Discipline	Services
Category	D2030 - Sanitary Waste
Element Number	1
Replacement Cost	\$3,118
Last Major Action	1912
Location/Name	
Brief Description	Sanitary waste is collected through pipes in the basement into a buried service line.
Commentary	Conditions are concealed for visual review. No issues were reported by the tenants.
Overall Condition	Good
Validated	Yes

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

Discipline	Services
Category	D2050 - Domestic Water Distribution - Units
Element Number	1
Replacement Cost	\$2,471
Last Major Action	1912
Location/Name	
Brief Description	Domestic water distribution is provided through incoming line in the basement.
Commentary	No leakage was observed or reported by the tenants.
Overall Condition	Good
Validated	Yes

Pictures

Element.526.how782hi.lx8.jpg

Actions

D2095 - Domestic Water Heaters [1]

Discipline	Services
Category	D2095 - Domestic Water Heaters
Element Number	1
Replacement Cost	\$1,836
Last Major Action	2011
Location/Name	
Brief Description	The domestic electric water heater has a 284 L storage capacity .
Commentary	The heater was installed in 2010 and is functioning as intended.
Overall Condition	Good
Validated	Yes

Pictures



Element.529.vnijz34g.ztn.jpg

Actions

Action Summary:	Replace hot water heater.
Action: Commentary	The heater was installed in 2010 and is functioning as intended. Replace at end of service life.
Action Type	Replacement
Cost	\$1,836
Year	2030
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	\$510
Last Major Action	1912
Location/Name	
Brief Description	Natural gas is supplied by Enbridge, the gas meter and supply is located at the side of the house.
Commentary	The meter is maintained by Enbridge and no capital costs are anticipated for TCHC.
Overall Condition	Good
Validated	Yes

Pictures

Element.532.m9mmc1ph.wp5.jpg

Actions**D3023 - Furnaces [1]**

Discipline	Services
Category	D3023 - Furnaces
Element Number	1
Replacement Cost	\$3,570
Last Major Action	2011
Location/Name	
Brief Description	The furnaces are natural gas power by Luxaire.
Commentary	The furnace was installed in 2011 and is functioning as intended.
Overall Condition	Good
Validated	Yes

Pictures



Element.534.mb0i66rj.ham.jpg



Element.534.gu0wvr bx.8cl.jpg

Actions

Action Summary:	Replace furnace.
Action: Commentary	The furnace was installed in 2011 and is functioning as intended. Replace at end of service life.
Action Type	Replacement
Cost	\$3,570
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

D5015 - Unit Electrical Service and Distribution [1]

Discipline	Services
Category	D5015 - Unit Electrical Service and Distribution
Element Number	1
Replacement Cost	\$1,914
Last Major Action	1975
Location/Name	
Brief Description	The electrical service enters the home via overhead wires. The feed enters the breaker panel located in the basement. The panel is rated at 120/240 V manufactured by Commander.
Commentary	No anticipated capital costs.
Overall Condition	Good
Validated	Yes

Pictures



Element.576.y796kzg8.c8n.jpg

Actions

D5021 - Branch Wiring [1]

Discipline	Services
Category	D5021 - Branch Wiring
Element Number	1
Replacement Cost	\$5,929
Last Major Action	1912
Location/Name	
Brief Description	The branch wiring is copper by Aslan.
Commentary	No capital costs are anticipated.
Overall Condition	Good
Validated	Yes

Pictures



Element.547.6cs1jy1b.4ab.jpg

Actions

D5023 - Lighting Equipment - Units [1]

Discipline	Services
Category	D5023 - Lighting Equipment - Units
Element Number	1
Replacement Cost	\$1,224
Last Major Action	2000
Location/Name	
Brief Description	Lighting systems include the following: Suites: Ceiling-mounted fixtures with CFL.
Commentary	The lighting is in fair condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.548.k2u7uwyd.v9s.jpg



Element.548.srsm9um6.9eo.jpg

Actions

Action Summary:	Replace interior lighting fixtures.
Action: Commentary	The lighting is in fair condition. Replace fixtures at end of service life.
Action Type	Replacement
Cost	\$1,224
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

D5037 - Fire Alarm System [1]

Discipline	Services
Category	D5037 - Fire Alarm System
Element Number	1
Replacement Cost	\$510
Last Major Action	2010
Location/Name	
Brief Description	There is typically one smoke detectors per floor.
Commentary	No issues reported.
Overall Condition	Good
Validated	Yes

Pictures



Element.551.2u82pbhu.evs.jpg

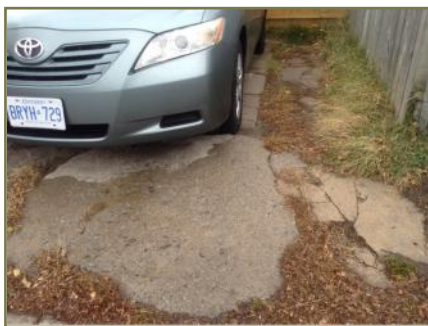
Actions

Action Summary:	Replace smoke detectors.
Action: Commentary	Replace smoke detectors on regular 10 year cycle.
Action Type	Replacement
Cost	\$510
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

G2020 - Parking Lots [1]

Discipline	Building Sitework
Category	G2020 - Parking Lots
Element Number	1
Replacement Cost	\$3,060
Last Major Action	1995
Location/Name	
Brief Description	There is one concrete parking space.
Commentary	The driveway is in poor condition. The concrete, is cracked and present potential tripping hazards.
Overall Condition	■ Poor
Validated	Yes

Pictures



Element.560.4inja19b.r9v.jpg

Actions

Action Summary:	Replace driveway.
Action: Commentary	The driveway is in poor condition. The concrete, is cracked and present potential tripping hazards. Remove and replace driveway.
Action Type	Replacement
Cost	\$3,060
Year	2017
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

G2030 - Pedestrian Paving [1]

Discipline	Building Sitework
Category	G2030 - Pedestrian Paving
Element Number	1
Replacement Cost	\$1,530
Last Major Action	2005
Location/Name	
Brief Description	The pedestrian paving consists of cast in place concrete sidewalks, and unit pavers.
Commentary	The paving is in good condition.
Overall Condition	Good
Validated	Yes

Pictures



Element.561.6njmlxzn.thb.jpg



Element.561.x1wsd5l6.1p4.jpg

Actions

<u>Action Summary:</u>	Replace pedestrian paving.
Action: Commentary	Replace concrete sidewalks and relevel unit pavers.
Action Type	Replacement
Cost	\$1,530
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

G2040 - Site Development [1]

Discipline	Building Sitework
Category	G2040 - Site Development
Element Number	1
Replacement Cost	\$2,176
Last Major Action	1912
Location/Name	
Brief Description	There is a front wood porch, and chain link and wood fencing.
Commentary	The wood fence and porch is in good condition. The chain link fence is damaged.
Overall Condition	■ Poor
Validated	Yes

Pictures



Element.562.en36ns4v.yne.jpg



Element.562.4yai9jrt.zlr.jpg



Element.562.luwcw0o5.ko4.jpg



Element.562.l543x6h6.1v6.jpg

Actions

Action Summary: Replace chain link fence.

Action: Commentary	Replace damaged chain link fence adjacent to parking spot.
Action Type	Replacement
Cost	\$765
Year	2017
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

G2050 - Landscaping [1]

Discipline Building Sitework
Category G2050 - Landscaping
Element Number 1
Replacement Cost \$510
Last Major Action 1912
Location/Name
Brief Description Soft landscaping consists of sod.
Commentary Wholesale sod replacement is not anticipated.
Overall Condition Good
Validated Yes

Pictures



Element.563.ckk5loob.dt4.jpg

Actions

Action Summary:

Action: Commentary
Action Type Replacement
Cost \$510
Year 2027
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