



BCA Report

Sample Low FCI



Portfolio	TCHC - All Op Units
Development	Scattered Units (CHU 01)
Size	1,488 Sq.Ft.
Construction Year	1958
Floor Above Grade	1
Divisional Units	1
Description	The building consist of semi detached duplex house with 3 bedrooms. The 2 story building is constructed slab on grade brick frame superstructure, and brick exterior walls. Heating is provided by a natural gas fired furnace. Domestic hot water heater is provided by a gas water heater and distributed by copper piping.

Facility Custom Details

Building Asset Type_5_Typology

Houses

Ward

Ward 07: York West

Heritage Status

N/A

Elements by Category

A10 - Foundations [1]

Discipline	Substructure
Category	A10 - Foundations
Element Number	1
Replacement Cost	\$3,705
Last Major Action	1958
Location/Name	
Brief Description	Concrete strip footing.
Commentary	Concealed. No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures

Actions

B10 - Superstructure [1]

Discipline	Shell
Category	B10 - Superstructure
Element Number	1
Replacement Cost	\$24,091
Last Major Action	1958
Location/Name	
Brief Description	Brick frame, wood joist, and decking.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures

Actions

B2010 - Exterior Walls [1]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	1
Replacement Cost	\$29,522
Last Major Action	1958
Location/Name	
Brief Description	Brick walls throughout.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.451.4m9mffsn.v3o.jpg



Element.451.nd0q1h1o.cc1.jpg



Element.451.2kj3zpcr.twh.jpg



Element.451.2fzc9zlu.9i3.jpg

Actions

B2020 - Exterior Windows [1]

Discipline	Shell
Category	B2020 - Exterior Windows
Element Number	1
Replacement Cost	\$6,630
Last Major Action	1988
Location/Name	
Brief Description	Insulated glass units in metal frames.
Commentary	Window units have 1988 date stamp. No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.452.qvqmi5pr.1n0.jpg



Element.452.auh5anbw.z1r.jpg



Element.452.zadk8hvq.4i1.jpg



Element.452.2dehpk4i.xq1.jpg

Actions

Action Summary: Replace exterior windows.

Action: Commentary	Replace components by the end of designed service life.
Action Type	Replacement
Cost	\$6,630
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	\$3,060
Last Major Action	2015
Location/Name	Main entrance, backyard
Brief Description	2 insulated metal doors. One metal storm door.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.453.ddypb2tx.r97.jpg



Element.453.bs6cns3o.d96.jpg

Actions

Action Summary:	Replace exterior doors.
Action: Commentary	
Action Type	Replacement
Cost	\$3,060
Year	2045
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	\$8,670
Last Major Action	2005
Location/Name	
Brief Description	Asphalt shingle roof. Assumed flat built up canopy roof
Commentary	Reported leak from the canopy roof. Shingle roof installed approximately in 2005. No issues reported or observed.
Overall Condition	■ Fair
Validated	Yes

Pictures



Element.455.w1u7urka.6n3.jpg



Element.455.5mif4cqn.1oh.jpg



Element.455.7w3rqy7f.6xp.jpg



Element.455.co33ykzb.ygu.jpg

Actions

Action Summary: Replace asphalt shingle roof.

Action: Commentary

Action Type Replacement

Cost \$7,140

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

Action Summary: Replace flat built up canopy roof.

Action: Commentary Deferral of replacement may cause further damage to the structure of the canopy.

Action Type Replacement

Cost \$1,530

Year 2017

Priority High

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

C1010 - Partitions [1]

Discipline Interiors

Category C1010 - Partitions

Element Number 1

Replacement Cost \$15,042

Last Major Action 1958

Location/Name Throughout

Brief Description Plaster walls with wood studs.

Commentary No issues reported or observed.

Overall Condition Good

Validated Yes

Pictures

Actions

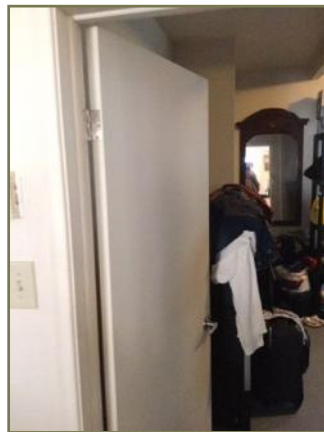
C1040 - Interior Doors - Units [1]

Discipline	Interiors
Category	C1040 - Interior Doors - Units
Element Number	1
Replacement Cost	\$6,120
Last Major Action	2014
Location/Name	Throughout
Brief Description	Hollow wood doors, sliding closet doors
Commentary	5 in total hollow wood doors and 5 in total closet sliding doors. No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.457.kimfimsj.m2k.jpg



Element.457.xcbs2epx.9pq.jpg



Element.457.7cofx2rp.u60.jpg

Actions

Action Summary:	Replace interior doors and closet doors.
Action: Commentary	
Action Type	Replacement
Cost	\$6,120
Year	2039
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

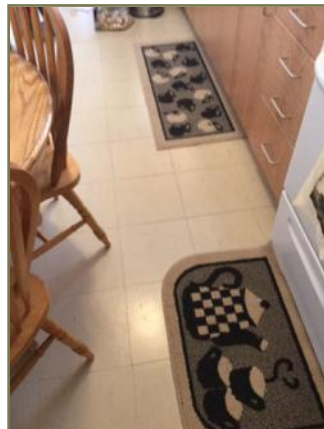
C1060 - Kitchen Refurbishment [1]

Discipline	Interiors
Category	C1060 - Kitchen Refurbishment
Element Number	1
Replacement Cost	\$9,180
Last Major Action	2014
Location/Name	Main floor
Brief Description	Cabinetry, laminate countertop, vinyl tile flooring, and kitchen sink with faucet.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



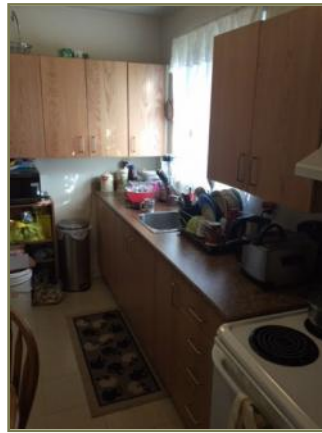
Element.503.6u0eeb58.2do.jpg



Element.503.sm57u75r.6v2.jpg



Element.503.gu6st1y6.szd.jpg



Element.503.jkbucp6x.ihc.jpg

Actions

Action Summary: Replace the cabinetry, plumbing fixtures, and finishes within the kitchen.

Action: Commentary	
Action Type	Replacement
Cost	\$9,180
Year	2039
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	\$6,120
Last Major Action	2015
Location/Name	2nd floor
Brief Description	3 piece bathroom, ceramic tile flooring
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.504.iup2z04t.l9z.jpg



Element.504.f9aezvuk.nnl.jpg



Element.504.3xyx7cx8.05n.jpg



Element.504.gb9pk2gk.ip4.jpg

Actions

Action Summary: Replace the bathroom finishes and plumbing fixtures.

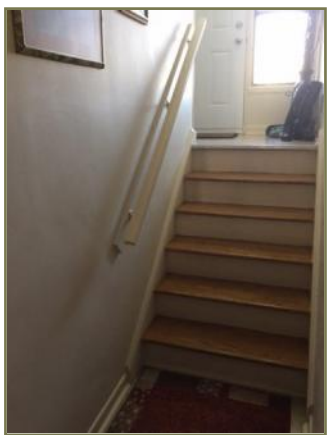
Action: Commentary

Action Type	Replacement
Cost	\$6,120
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

C20 - Stairs [1]

Discipline	Interiors
Category	C20 - Stairs
Element Number	1
Replacement Cost	\$2,687
Last Major Action	2014
Location/Name	
Brief Description	Hardwood stairs with hand rails.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.459.4ld1vc8n.0tt.jpg



Element.459.qr0koxxc.p9i.jpg

Actions

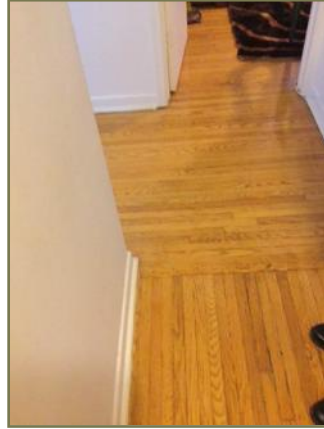
C3200 - Interior Renovations - Units* [1]

Discipline	Interiors
Category	C3200 - Interior Renovations - Units*
Element Number	1
Replacement Cost	\$12,240
Last Major Action	2014
Location/Name	
Brief Description	Vinyl tile floor, hardwood floor, painted walls.
Commentary	Vinyl tile floors on the main floor. Hardwood flooring on the 2nd floor. No issues reported or observed. Painted walls and ceilings throughout.
Overall Condition	Good
Validated	Yes

Pictures



Element.511.acyo4d9d.44u.jpg



Element.511.zlz1jx2d.map.jpg



Element.511.a8w7mxta.2de.jpg



Element.511.xg0f5p.fna.jpg

Actions

Action Summary: Replace interior finishes.

Action: Commentary

Action Type	Replacement
Cost	\$12,240
Year	2034
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

D2010 - Plumbing Fixtures [1]

Discipline	Services
Category	D2010 - Plumbing Fixtures
Element Number	1
Replacement Cost	\$1,530
Last Major Action	2014
Location/Name	
Brief Description	Laundry sink, and hose bib.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.461.qx19tik2.nac.jpg

Actions

Action Summary:	Replace laundry sink and hose bib.
Action: Commentary	
Action Type	Replacement
Cost	\$1,530
Year	2045
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	\$4,080
Last Major Action	1958
Location/Name	
Brief Description	Sanitary piping assumed to be copper.
Commentary	Concealed. No issues reported
Overall Condition	Good
Validated	Yes

Pictures**Actions**

Action Summary: Replace sanitary piping.

Action: Commentary

Action Type	Replacement
Cost	\$4,080
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

D2050 - Domestic Water Distribution - Units [1]

Discipline	Services
Category	D2050 - Domestic Water Distribution - Units
Element Number	1
Replacement Cost	\$4,080
Last Major Action	1958
Location/Name	
Brief Description	Copper piping throughout.
Commentary	Concealed. No issues reported.
Overall Condition	Good
Validated	Yes

Pictures

Actions

Action Summary:	Replace domestic water distribution piping.
Action: Commentary	
Action Type	Replacement
Cost	\$4,080
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

D2095 - Domestic Water Heaters [1]

Discipline	Services
Category	D2095 - Domestic Water Heaters
Element Number	1
Replacement Cost	\$1,530
Last Major Action	2008
Location/Name	Main floor
Brief Description	Gas fired domestic hot water heater.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.465.83avnieo.yfx.jpg



Element.465.n44yht5k.mbe.jpg

Actions

Action Summary:	Replace domestic hot water heater.
Action: Commentary	Plan to replace component at the end of its assumed service life.
Action Type	Replacement
Cost	\$1,530
Year	2018
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	1958
Location/Name	Main floor
Brief Description	Gas meter and piping
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.468.r2a8sb3m.s64.jpg

Actions

D3023 - Furnaces [1]

Discipline	Services
Category	D3023 - Furnaces
Element Number	1
Replacement Cost	\$5,100
Last Major Action	2010
Location/Name	Main floor
Brief Description	Natural gas fired high efficient furnace.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.469.kkaju0hq.5y9.jpg



Element.469.3gtc46vf.sj2.jpg

Actions

Action Summary:	Replace furnace.
Action: Commentary	
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

D3041 - Air Distribution Systems [1]

Discipline	Services
Category	D3041 - Air Distribution Systems
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1958
Location/Name	Throughout
Brief Description	Metal ductwork.
Commentary	No issues reported.
Overall Condition	Good
Validated	Yes

Pictures



Element.471.g4ysf342.j1a.jpg



Element.471.qc4mflpg.jew.jpg

Actions

<u>Action Summary:</u>	Replace metal ductwork
Action: Commentary	
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

D3060 - Controls And Instrumentation [1]

Discipline	Services
Category	D3060 - Controls And Instrumentation
Element Number	1
Replacement Cost	\$510
Last Major Action	2010
Location/Name	Main floor
Brief Description	Thermostat
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.477.diacomum.u24.jpg

Actions

Action Summary:	Replace thermostat
Action: Commentary	
Action Type	Replacement
Cost	\$510
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

D5015 - Unit Electrical Service and Distribution [1]

Discipline	Services
Category	D5015 - Unit Electrical Service and Distribution
Element Number	1
Replacement Cost	\$3,060
Last Major Action	1995
Location/Name	Main floor
Brief Description	Circuit breaker panel.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.507.oqys8hal.dpj.jpg



Element.507.ntu1hc4q.xvq.jpg

Actions

Action Summary:	Replace circuit breaker panel.
Action: Commentary	
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

D5021 - Branch Wiring [1]

Discipline	Services
Category	D5021 - Branch Wiring
Element Number	1
Replacement Cost	\$6,120
Last Major Action	1958
Location/Name	Throughout
Brief Description	Branch wiring serving all electrical devices.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.480.5mj54ziq.mcn.jpg

Actions

Action Summary:	Replace branch wiring.
Action: Commentary	
Action Type	Repair
Cost	\$6,120
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

D5023 - Lighting Equipment - Units [1]

Discipline	Services
Category	D5023 - Lighting Equipment - Units
Element Number	1
Replacement Cost	\$1,530
Last Major Action	2015
Location/Name	Throughout
Brief Description	Ceiling mounted light fixtures.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.481.2h8beg5x.wuu.jpg

Actions

Action Summary:	Replace light fixtures.
Action: Commentary	
Action Type	Replacement
Cost	\$1,530
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

D5037 - Fire Alarm System [1]

Discipline	Services
Category	D5037 - Fire Alarm System
Element Number	1
Replacement Cost	\$1,020
Last Major Action	2014
Location/Name	
Brief Description	Combined smoke and carbon monoxide detector on each floor.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.484.67q7sam7.wlm.jpg

Actions

Action Summary:	Replace some and carbon monoxide detectors
Action: Commentary	
Action Type	Replacement
Cost	\$1,020
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

G2020 - Parking Lots [1]

Discipline	Building Sitework
Category	G2020 - Parking Lots
Element Number	1
Replacement Cost	\$3,060
Last Major Action	1990
Location/Name	
Brief Description	Asphalt pavement driveway.
Commentary	4 car driveway. Some cracking observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.491.zmbg9d00.2p8.jpg



Element.491.ddnrlrh8.vkn.jpg

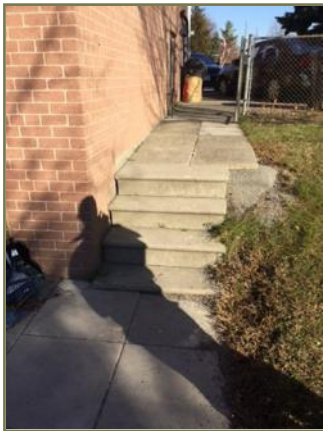
Actions

Action Summary:	Replace the asphalt driveway.
Action: Commentary	
Action Type	Replacement
Cost	\$3,060
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

G2030 - Pedestrian Paving [1]

Discipline	Building Sitework
Category	G2030 - Pedestrian Paving
Element Number	1
Replacement Cost	\$1,530
Last Major Action	1958
Location/Name	East side
Brief Description	Concrete patio stone walkway and concrete steps.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.492.i5sfzo7p.nyc.jpg

Actions

Action Summary:	Replace concrete patio stones and steps
Action: Commentary	
Action Type	Replacement
Cost	\$1,530
Year	2031
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	\$7,140
Last Major Action	1980
Location/Name	Backyard
Brief Description	Metal post with linked chain fence along backyard property line. 3 meter long wood fence.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.493.fyua0urf.62m.jpg



Element.493.bfudmjkc.89r.jpg



Element.493.9ewc42wd.1ww.jpg



Element.493.0mr9amo9.kle.jpg

Actions

Action Summary: Replace metal post with linked chain fence.

Action: Commentary

Action Type	Replacement
Cost	\$6,120
Year	2038
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 wood fence

Action: Commentary

Action Type	Replacement
Cost	\$1,020
Year	2036
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	\$1,530
Last Major Action	2015
Location/Name	Backyard
Brief Description	Concrete patio stones.
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.1341.rtjnx851.bpi.jpg

Actions

Action Summary:	Replace concrete patio stones.
Action: Commentary	
Action Type	Replacement
Cost	\$1,530
Year	2045
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

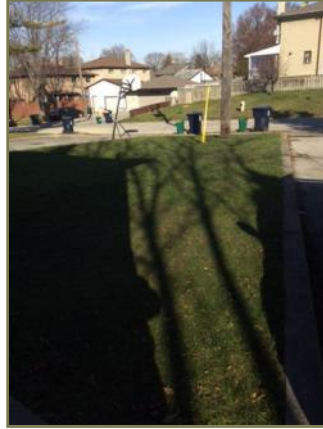
G2050 - Landscaping [1]

Discipline	Building Sitework
Category	G2050 - Landscaping
Element Number	1
Replacement Cost	\$510
Last Major Action	1958
Location/Name	Front and backyard
Brief Description	Sod and trees.
Commentary	No issues reported or observed. Assumed to be maintained by the tenant.
Overall Condition	Good
Validated	Yes

Pictures



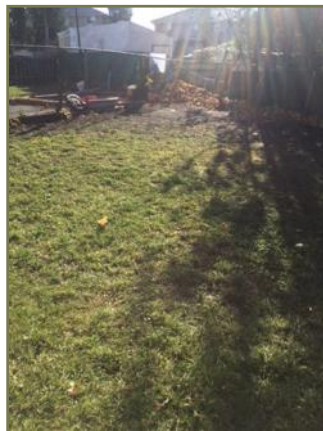
Element.494.vt4u7yqs.mgm.jpg



Element.494.n72519zc.6p9.jpg



Element.494.jmjsj5su.0qn.jpg



Element.494.2ixw2247.gzu.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

G3010 - Water Supply [1]

Discipline	Building Sitework
Category	G3010 - Water Supply
Element Number	1
Replacement Cost	\$5,100
Last Major Action	1958
Location/Name	
Brief Description	Underground water supplied to the house.
Commentary	Concealed. No issues reported.
Overall Condition	Good
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	1958
Location/Name	
Brief Description	Underground sanitary sewer serving the house.
Commentary	Concealed. No issues reported.
Overall Condition	Good
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	1958
Location/Name	East wall
Brief Description	Hydro meter supplied by overhead cable
Commentary	No issues reported or observed.
Overall Condition	Good
Validated	Yes

Pictures



Element.499.dtaf8njp.6yg.jpg

Actions