Norfolk County

BUILDING CONDITION ASSESSMENT REPORT VARIOUS COUNTY BUILDINGS

Norfolk County 183 Main Street of Delhi, Delhi, ON

044-P-0014110-0-00-100-01-TO-R-0001-00

December 2017





4.42 Courtland Scout Hall

4.42.1 Overview of the property

The Courtland Scout Hall is located at 276 Main Street of Courtland in Courtland. The property was originally built in 1952. The building appears to have been expanded over the years. The property currently has an approximate gross floor area of 4,690 square feet.

4.42.2 Architectural and Structural

The exterior siding of the property mainly consists in brick masonry and metal siding. The cladding is in overall good condition. A general cleaning should be performed and addition of sealant around openings in the metal cladding. Most windows consist in PVC, the original windows are mounted in steel frames and have reach their service life. The doors mainly consist in steel doors with steel frames, they are in good condition though some weather-stripping should be replaced. There is also one garage door, surface rust was observed on its frame. The interior finishes were found in good condition though some cracks or water traces have been observed on the concrete block walls. No deficiency was noticed on gypsum or vinyl finishes.

The structure of the garage section of the building consists in concrete block walls supporting open steel joists. The older structure could not be assessed. Most of the foundation walls are below grade and therefore could not be assessed. The slab-on-grade was mostly exposed in the garage area and is in good condition. No sign or evidence of potential structural movement or problem was observed on the building throughout the inspection.

4.42.3 Building Electrical

The Electrical Service for the building is fed from an underground connection to the main switch and panel at 120/240V. It is then distributed to secondary panels. The electric meter is located outside the building and is not protected by a cabinet. The electrical distribution appears to be in overall poor condition. The main switch and panels are old and have reached their service life, replacement should be expected in the near future. There is no generator.

Interior lighting is mainly composed of fluorescent luminaries or incandescent lights, some of them are not working. The exterior lighting consists of wall mounted luminaries and some are damaged or missing. Emergency lightings consist in wall mounted units with integrated batteries connected with red exit signs. One of the sign was not functional.

4.42.4 Building Mechanical

Heating, ventilation and air conditioning of the building is provided by a heat pump and a furnace. Heat pump is in good condition but the furnace could not be accessed. Suspended gas fired heaters were observed in the garage area. Auxiliary heating such as electric heaters were also found. No malfunction was reported.

The water meter assembly is located in the garage area. The domestic water distribution appears to be in fair condition. However, we noted verdigris on some section of pipes, sectorial replacement is recommended. The water heater is suspended and could not be assessed closely. It was manufactured by Rheem. Washroom fixture are aging but still in functional condition. Their replacement should be expected in the midterm. There is no fire alarm system. Fire protection is ensured by fire extinguishers.





Photo 1: General view of the building.



Photo 2: Window with steel frame.

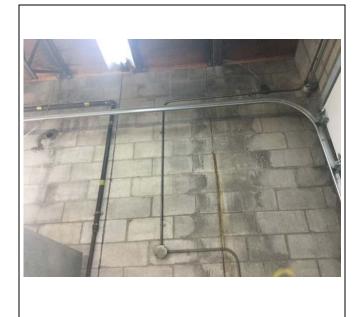


Photo 3: Infiltration on the concrete block wall.



Photo 4: Old electrical panel and main switch.



	Asset Hierarchy Identification						Sustainability Data (Asset Life)																									
Facili	ity			Б	turer		of tion	ancy s)	Age s)	Life ning s)	ition																					
Location ID	Class			ocatio	nufaci	Description	rear o	Life pecta years	rent	octive main years	Condition	Comments/ Identified Need	Inflation	2%									Pahadula of Coata a	divoted for Infla	tlan							
		Attribute			Ma		, <u>E</u>	Ä,	JO T	# % _			2017	2018	2019	202	20	2021	2022	2023	2024	2025	Schedule of Costs, a 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 2036
042 Cour	42.1 Architectural & Structural	l Scout Hall									\$ - \$ \$ - \$	29,000.00 18,800.00		\$	- \$	15,200.00 \$	8,800.00 \$ 8,800.00 \$		\$ -	\$ 15,200.00 \$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ -	\$ 59,100.00 \$ 25,900.00		· ·	\$ -	\$ - \$ -	\$ 10,700.00 \$ - \$ 10,700.00 \$ -		
	42.1 Architectural & Structural 42.1.1 Substructure	42.1.1.1	Footings	Varies	N/A	Concrete	1952	60	65	-5	4	Footings not reviewed	\$ - \$ \$ - \$		\$ - \$ -	\$ \$	- S	- S	- 9	-	\$ - \$ -	\$ - \$ -	s -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - !	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ - \$ -
	42.1.2 Sub-Grade En	nclosures	Foundation		<u> </u>				· · · · · ·			Footings not reviewed	s - s	-	\$ -	\$	- \$	- \$	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 5	-	\$ -	\$ -	\$ - \$ -
		42.1.2.1	Walls -	Varies	N/A	Concrete	1952	60	65	-5	4 TI	here was no visually evident signs of structural distress.	s - s		\$ -	\$	- s	s - s	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s - s -
			General Slabs-on-									here was no visually evident signs of																				
		42.1.2.2	Grade - General	Varies	N/A	Concrete	1952	60	65	-5	4	structural distress or deterioration noted.	\$ - \$		\$ -	\$	- \$	- \$	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - !	\$ -	\$ -	\$ -	\$ - \$ -
	42.1.3 Superstructure		Building	Original	T					_			\$ - \$	-	\$ -	\$	- S	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - !	\$ -	\$ -	\$ -	\$ - \$ -
		42.1.3.1	Building structure		Unknown	Unknown Steel joists	1952	60	65	-5	4	No signs of structural distress.	\$ - \$	-	\$ -	\$	- \$	5 - \$	- \$	•	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - :	\$ -	\$ -	\$ -	\$ - \$ -
		42.1.3.1	Building structure	Building extension	Unknown	and concrete	1970	60	47	13	4	No signs of structural distress.	s - s		\$ -	\$	- s	s - s	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s - s -
	42.1.4 Exterior Vertic	cal Enclosures				block walls							s - s	16,300.00	\$ -	\$	- s	- \$	- \$		\$ -	s -	s -	\$ -	\$ -	\$ -	\$ 20,700.00	\$ - :	\$ -	\$ -	\$ -	\$ - \$ -
		42.1.4.1	Perimeter Exterior	Original	Unknown	Brick masonry	1952	60	65	-5	4 Bri	rick masonry in overall good condition. Sealant should be replaced in the	s - s	500.00	\$ -	\$	- s	s - s	- \$		\$ -	s -	s -	\$ -	\$ -	s -	s -	s - :	\$ -	\$ -	s -	s - s -
			Walls	building							Ar	control joints. ppear to have been installed recently.																				
		42.1.4.2	Perimeter Exterior	Building extension	Unknown	Steel cladding	2005	60	12	48		In overall good condition. Sealant should be added around some	s - s	500.00	\$ -	\$	- s	s - s	- \$		\$ -	s -	s -	\$ -	\$ -	\$ -	s -	\$ - :	\$ -	\$ -	s -	s - s -
			Walls	OALOHOIO!								openings.																				
		42.1.4.3		Perimeter of	Unknown	PVC frame	1990	40	27	13		Vindows were found in fair condition. Windows should be monitored and	s - s		s -	s	- s	s - s	- 8		s -	s -	s -	s -	s -	s -	\$ 20,700.00	s - !	s -	s -	s -	s - s -
			windows	building								maintained regularly.															, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			<u> </u>		
												The replacement of the original																				
		42.1.4.4	Exterior windows	Perimeter of building	Unknown	Steel frame	1952	40	65	-25	2 v	windows should be considered. Rust was observed on the frame and they	s - s	8,200.00	\$ -	\$	- s	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -
												can no longuer be operated.																				
		42.1.4.5	Overhead	Perimeter of	Unknown	Overhead doors with	2005	40	12	28	4 90	Overhead doors and frames in overall ood condition. Minor surface rust was		500.00	٠.	e e		s - s			٠.		٠.	۹.	٠.	٠.	٠.		٠.	٠.	٠.	
		42.1.4.0	doors	building	Omatown	steel frames	2000	40		20		observed. Maintenance is recommended.	Ů	000.00	•	ľ	ľ		ľ		Ů		Ť	•	•	ľ			*	•		Ů
			Exterior	Perimeter of		Wood doors						Doors, frames and hardware are in poor condition. Wood is damaged at			_						_			_								
		42.1.4.6	doors, frames and hardware	building	Unknown	and frames	1970	40	47	-7	2 the	e bottom of one door. Replacement is	\$ - \$	5,100.00	\$ -	\$	- \$	- \$	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -
												Doors, frames and hardware are in																				
		42.1.4.7	Exterior doors, frames	Perimeter of	Unknown	Metal doors	2005	40	12	28	g	good condition. Minor corrosion have sen observed on the metal frames and	s - s	1,500.00	s -	s	- s	s - s			s -	s -	s -	s -	s -	s -	s -	s - !	s -	s -	s -	s - s -
			and hardware	building		and frames					V	weather-stripping need be replaced. Maintenance is recommended.	i i		·	ľ			ľ			Ť	Ť	•	1		·			Ť		i i
	19.1.5 Exterior Horizo	ontal Enclosure	es									Wallterlance is recommended.	s - s		\$ -	\$	- S	s - \$	- 8		\$ -	S -	s -	\$ -	\$ -	\$ -	\$ -	s - :	\$ -	\$ -	s -	S - S -
		42.1.5.1	Roof	Varies	N/A	Unknown	1970	60	47	13	4 R	Roof was not accessed. Roof should be verified as part of a specific roof	s . s		۹ .	ç					۹ .	٠.	٠.	ς .	۹ .	۹ .	٠.	s .	ς .	۹ .	s .	
		42.1.0.1	Structure	¥ tai 100	10/1	Olikiowi	1070			.5		audit.	Ů,		•	<u> </u>		, ,	,		*	•	Ť		•	•	•	,	*		•	· ·
		42.1.5.2	Roofing - General	Varies	N/A	Metal siding	1970	50	47	3	4	Roof was not accessed. Roof should be verified as part of a specific roof	s - s		\$ -	\$	- s	s - s	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s - s -
			Roof flashing,			Metal fascia,						audit.																				
		42.1.5.3	eavestrough	Perimeter of	N/A	eavestrough	1970	40	47	-7	4 No	eavestrough and downspouts. Meta	s - s		\$ -	\$	- s	s - s	- \$		\$ -	s -	s -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	s -	s - s -
			and downspouts	building		and metal downspouts						facia only.																				
		42.1.5.4	Roof		N/A	Unknown	1970	40	47	-7	4 R	Roof was not accessed. Roof should be verified as part of a specific roof	٠ . د		٠.	· ·					۹ .	٠.	٠.	ς .	٠.	۹ .	٠.	s .	ς .	۹ .	۹ .	
	42.1.6 Interior Constr		insulation		1671	OTIKHOWIT	1070	40				audit.		2.500.00	•	•			8.800.00 \$		¢	•		•	•	•	\$ 5,200,00	•	*	•		\$ 10.700.00 \$ -
	42.1.0 Interior Constr	TOCHOTT & TITLE	1103			Concrete						Interior walls were found in good		2,300.00	_	,	-		0,000.00		-		-	<u>- </u>			\$ 5,200.00		Ψ -		-	10,700.00 \$
		42.1.6.1	Interior Walls	Varies	N/A	block walls or gypsum	1970	60	47	13		ondition. Infiltration traces have been observed on a concrete block wall.	s - s	1,500.00	\$ -	\$	- s	s - s	- \$	-	\$ -	s -	s -	\$ -	\$ -	s -	\$ -	s - :	\$ -	\$ -	s -	s - s -
						boards						Investigation and cleaning recommended.																				
		42.1.6.2	Flooring	Varies	N/A	Vinyl tiles	1970	60	47	13	4 F	Flooring is in overall good condition. Most of the building have no floor	s - s		s -	\$	- s	s - s	- 5		s -	s -	s -	s -	s -	s -	\$ 5,200.00	s - !	s -	s -	s -	s - s -
						,						finish.												·								
		42.1.6.3	Washrooms	Varies	N/A	Porcelain sink	1970	40	47	-7	3 C	Vashroom appear to be in acceptable ondition and all fixture are functional.	s - s		\$ -	\$	- s	s - s	8,800.00 \$		\$ -	s -	s -	\$ -	\$ -	s -	s -	s - :	\$ -	\$ -	s -	s - s -
						and toilet					Fi	xtures appear to be used sporadicaly.																				
		42.1.6.4	Cabinetry	Kitchen	N/A	Melamine cabinetry and	2005	30	12	18	4 C:	abinetry was found in good condition.	s - s		s -	s	. s		. 9		s -	s -	s -	s -	s -	s -	s -	s - !	s -	s -	s -	\$ 10,700.00 \$ -
			Cubility	ratoriori		laminate countertops					. 0.	abilitity was round in good contaitors.			•	Ť			· ·			Ť					*			<u> </u>		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		42.1.6.5	Ceilings	Varies	N/A	Prefabricated panels /	1970	60	47	13		Some damages and missing sections were observed on the prefabricated	s - s	1,000.00	s -	s	- s	s - s	- 5		s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s - s -
			Interior Doors			gypsum						panels.																				
		42.1.6.6	and Frames and	Varies	N/A	Metal doors and frames	2005	40	12	28		Interior doors were found in good condition. To be monitored and	s - s		s -	\$	- s	s - s	- \$		s -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	s -	\$ -	s -	s - s -
	42.1.7 OBC Issues		Hardware			una mantos						replaced as required.	9		e	e					e	e	e	e	e	e	e		e	· ·	e	
	42.1./ UBC ISSUES	42.1.7.1										No OBC issues observed	\$ - \$		\$ -	\$	- \$	- \$	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$.	\$ - \$ -
4	42.2 Electrical 42.2.1 Distribution												\$ - \$ \$ - \$	9,400.00 9,100.00	\$ -	\$	- S	- S	- \$ - \$		\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ 31,300.00 \$ 31,300.00	\$ - 5	5 - 5 -	\$ -	\$ -	\$ - \$ - \$ -
		42.2.1.1 42.2.1.2	Transformer Main		N/A Federal	Unknown A	4070	40	47	-7	2	No transformer was observed Has passed its service life,	\$ - \$	1,500.00	\$ -	\$	- S	s - \$	- 9	-	\$ -	\$ -	s -	\$ -	s -	s -	\$ -	\$ - :	\$ -	\$ -	s -	\$ - \$ -
			Disconnect Lighting and	Warehouse	Pacific	120/240V	1970	40	47	-1	2	replacement should be carried out.	. \$	1,500.00	3 -	J.	- \$		- \$		•	•	, .	Ψ -	•	•	•	3 - !	Ψ -		•	- 5 -
		42.2.1.3	Distribution Panels	Warehouse	Federal Pioneer	120/240V	1970	40	47	-7	2	Has passed its service life, replacement should be carried out.	s - s	3,100.00	\$ -	\$	- s	s - s	- \$	-	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - :	\$ -	\$ -	s -	\$ - \$ -
			Lighting and Distribution		Cutler-							Appears to be in good condition and																				
		42.2.1.4	Distribution Panels	Warehouse	Hammer	120/208V	2005	40	12	28	4 '	installed recently.	5 - 5		\$ -	\$	- \$	- \$	- 3	•	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$.	\$ -	\$ -	\$ -	\$ -	\$ - \$ -
												Generally appear to be in poor																				
		42.2.1.5	Exterior Lighting	Varies	Unknown	Wall mounted	1990	40	27	13	4 lu	condition. Missing or damaged uminaires were noted. Replacement	s - s	2,000.00	\$ -	\$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -
			Splitter									should be carried out.																				
		42.2.1.6	Splitter and Disconnects	N/A	N/A	N/A						No splitter observed.	s - s	-	\$ -	\$	- s	- \$	- \$	-	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - :	\$ -	\$ -	s -	s - s -
		42.2.1.7	Meter Cabinet	N/A	N/A	Metering cabinet					Th	here is no meter cabinet. Sealant was installed around meter. Addition is	s - s	1,500.00	s -	\$	- s	s - s	- \$		s -	s -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s - s -
			Cabinet			Cabinet						recommended. Generally appears to be in fair																				
		42.2.1.8	Interior Lighting	Various	N/A	Fluorescent luminairies	1990	40	27	13	4	condition. Some of them are not working. Maintenance is	s - s	1,000.00	\$ -	\$	- s	s - s	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,900.00	\$ -	\$ -	\$ -	\$ -	s - s -
												recommended.																				
	(222	42.2.1.9	Conduit and Wiring	Various	Unknown	Conduit and wiring	1970	40	47	-7	2	Should be replaced at the same time has the electrical panel.	s - s		\$ -	\$	- s	- \$	- \$	-	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ 19,400.00	\$ - :	\$ -	\$ -	s -	s - s -
	42.2.2 Generator	42.2.2.1	Generator	N/A	N/A	N/A						No generator was observed	\$ - \$ \$ - \$		\$ -	\$	- S	- \$ - \$	- \$		\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ -		\$ -	2 -	\$ - \$ -
		42.2.2.2		N/A	N/A	N/A						No transfer switch was observed	s - s	-		\$	- s	s - \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -
	42.2.3 Life Safety/ Ba												s - s	300.00		\$	- S	- \$	- \$		\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - :	\$ -	\$ -	\$ -	\$ - \$ -
		42.2.3.1	system	N/A	N/A							No fire alarm system was observed	\$ - \$		\$ -	\$	- \$	- \$	- \$	•	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - :	\$ -	\$ -	\$ -	\$ - \$ -

		Emergency			Battery Unit	2005	40	4.0			Generally appear to be in good	•											•										
	42.2.3.2	Emergency Lighting	N/A	N/A	with integrated lamps	2005	40	12	28	4	condition.	\$ -	\$ -	\$	- \$	- \$,	\$ -	\$ -	\$	- 3	\$ -	\$ -	\$ -	\$ -	\$ - :	-	\$ -	\$ -	\$	\$	- \$ -
	42.2.3.3	Exit Signs	N/A	N/A	Red exit Sign:	2005	40	12	28	4	Generally appear to be in good condition. One of the exit sign is not illuminated.	\$ -	\$ 300.	00 \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$	- 4	s -	\$ -	\$ -	\$ -	s - s	-	\$ -	\$ -	\$	\$	- \$ -
		Barrier Free	N/A	N/A	Barrier Free Accessibility						No barrier free accessibility was observed	\$ -	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$	- \$	s -	\$ -	\$ -	\$ -	s - s	-	\$ -	\$ -	\$	\$	- \$ -
42.2.4 Communical	tions		•		· ·						*	\$ -	\$ -	. \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$	- \$	\$ -	\$ -	\$ -	\$ -	\$ - 5	- 3	\$ -	\$ -	\$. S	- \$ -
1	42.2.4.1	Network	N/A	N/A	N/A						No network equipment observed	\$ -	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$	- \$	\$ -	\$ -	\$ -	\$ -	\$ - 5	-	\$ -	\$ -	\$	\$	- \$ -
19.3 Building Mechanical	19.3 Building Mechanical \$ - 42.3.1 \$ -										\$ -	\$ 800.		- \$		15,200.00	\$ -	\$ -	\$ -		5,200.00	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00 \$		\$ -	\$ -	\$	\$	- \$ -	
42.3.1												\$ -	\$ 800.	.00 \$	- \$	- \$	15,200.00	\$ -	\$ -	\$ -	\$ 1	5,200.00	\$-	\$ -	\$ -	\$ -	\$ 1,900.00	-	\$ -	\$ -	\$. \$	- \$ -
	42.3.1.1	City water meter assembly	Warehouse	Unknown	Water meter	2005	25	12	13	4	Appears to be in good condition. To be monitored and replaced as required.	s -	\$ -	\$	- \$	- s		\$ -	\$ -	\$ -	\$	- \$	ş -	\$ -	\$ -	\$ -	\$ 1,900.00	-	\$ -	\$ -	\$	s	- \$ -
	42.3.1.2	Interior plumbing	Various	Unknown	Copper / PVC	1970	25	47	-22	3	Appears to be in fair condition. Some sections show verdigris. Sectorial replacement should be considered.	s -	\$ -	\$	- \$	- \$	8,700.00	\$ -	\$ -	\$ -	\$	- \$	s -	\$ -	\$ -	s -	s - s	-	\$ -	\$ -	s	\$	- \$ -
	42.3.1.3	Exhaust fan	Washrooms	Unknown	Grille	1990	25	27	-2	4	Ventilation only.	S -	S -		- S	- S	-	s -	S -	s -	S	- 5	s -	S -	s -	s -	S - 5	- 8	s -	s -	S	- S	- S -
			Outside the building, south facade		Unknown capacity	2005	20	12	8	4	Appears to be in good condition.	\$ -	\$ -	\$	- \$	- \$		\$ -	\$ -	\$ -	\$	4,700.00	ş -	\$ -	\$ -	\$ -	s - s	-	\$ -	\$ -	\$	\$	- \$ -
	42.3.1.5	Gas heater	Warehouse	Unknown	Suspended gas heater	2005	20	12	8	4	Appears to be in good condition.	\$ -	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ 1	0,500.00	\$ -	\$ -	\$ -	\$ -	s - s	-	\$ -	\$ -	\$	\$	- \$ -
	42.3.1.6	Furnace	Ceiling	Unknown		2005	15	12	3	4	Furnace could not be access. However, a furnace was listed in the electrical panel.	\$ -	\$ -	\$	- \$	- \$	5,400.00	\$ -	\$ -	\$ -	\$	- \$	s -	\$ -	\$ -	\$ -	s - s	-	\$ -	\$ -	\$	\$	- \$ -
	42.3.1.7	Electric heater	Entrance	Unknown	Electric cabinet heate	1990	25	27	-2	4	Appears to be in good condition. Replace if judged necessary	\$ -	\$ -	\$	- \$	- \$	1,100.00	\$ -	\$ -	\$ -	\$	- 4	s -	\$ -	\$ -	\$ -	s - s	-	\$ -	\$ -	\$	\$	- \$ -
	42.3.1.8	Water heater	Mechanical room	Rheem	Gas	1990	20	27	-7	2	Has exceed its useful life.	\$ -	\$ 800.	.00 \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$	- \$	\$ -	\$ -	\$ -	\$ -	\$ - 5	-	\$ -	\$ -	\$	\$	- \$ -