

## **NORFOLK COUNTY**

# **BUILDING CONDITION ASSESSMENT REPORT** FOR VARIOUS COUNTY FACILITIES

## **FINAL**

April 13, 2017

## Submitted by:



J.L. Richards & Associates Limited 107-450 Speedvale Ave W Guelph, ON Canada N1H 7Y6 Tel: 519 763 0713

Fax: 519 763 9261

JLR No: 27362

The steam pipe insulation has been determined to contain asbestos by a third party and we understand that the County plans to remediate it. The kitchen exhaust hood is missing a grease filter. The washroom fixtures throughout the building have various levels of rust. We recommend replacing older fixtures with newer water efficient fixtures. The drinking water fountains exhibit rust and require replacement.

Numerous Unit Heaters are beyond 25 years old. We recommend a more detailed evaluation of the units to determine the need and timing for replacement. Boilers and heating pumps are aging. We recommend a more detailed inspection to determine a replacement schedule. The plastic service sink in the workshop requires a P-Trap, which should be installed at the earliest opportunity.

The service sink faucet in Young Theatre Janitor Closet is leaking. The leak should be repaired immediately to prevent the waste of water. The Sump Pumps in the crawl space are not functioning. The crawl space is slowly flooding. The pumps should be replaced immediately (refer to Photo M07).

## 5.8 Langton Community Centre

#### Overview

The Langton Community Centre is located at 28 Albert Street in Langton, Ontario. It is a community facility constructed in 1960 and has approximately 8,967 square feet of floor space.

#### 5.8.1 Architectural and Structural

The exterior brick is deteriorated and spalling in several locations around the building and should be repaired (refer to Photo A07). The exterior hollow metal screen is showing wear and rusting and is in need of repair, weather stripping and new paint. The washroom vanities are deteriorated and should be considered for replacement. The mechanical room exposed wood roof framing should be covered with gypsum board. The exterior concrete block should be repointed and control joint caulking replaced.

### 5.8.2 Building Electrical

Some of the remote lamps and emergency battery units appear to be aged and should be considered for replacement. Panels, disconnects and splitters appear mostly original and should be replaced soon. Regular maintenance and replacement of integral parts may prolong equipment life; however, parts may not be attainable due to equipment age. Interior and exterior lighting systems are in fair condition and should be replaced as required. Most conduits and wiring were not visible during the site visit. However, based on the age of this building, these should be replaced in the future. The manual transfer switch in the electrical room may need to be replaced soon due to its worn condition.

As of January 1<sup>st</sup> 2014, all new buildings and major renovations are required to install the new "Running Man" Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the "Running Man" signs will be required.

## 5.8.3 Building Mechanical

The ventilation system in the hall is loud due to poor diffuser balancing. We recommend that it be investigated and rebalanced. We noticed a smell of natural gas in kitchen near the gas fired appliances and Notified a member of County staff. If this has not yet been addressed, it should be repaired immediately. The washroom fixtures throughout the building are aging and are showing minor to moderate wear. The opportunity exists to replace these with more water-efficient fixtures. We recommend an evaluation of the fire damper installation and fire ratings. We observed missing dampers or potential dampers with no access for testing. The exhaust fans in the boardroom and in the kitchen appear to be original and are due for replacement. The exhaust fan (in men's washroom), gas furnace and roof top units are due for replacement soon.

## 5.9 Port Dover Lions Community Centre

#### Overview

The Port Dover Lions Community Centre is located at 801 St. George Street in Port Dover, Ontario. It is a community facility constructed in 1970 and has approximately 15,000 square feet of floor space.

#### 5.9.1 Architectural and Structural

The exterior brick mortar joints are cracked in a few locations and should be repointed. Control joint caulking should be replaced. Paint on the underside of the roof deck is peeling and should be repainted. The exterior hollow metal doors should be painted and the weatherstripping be replaced. It is recommended to install metal fascia to protect the wood section from water damaging. The painted concrete block walls are generally in good condition with paint peeling in a few locations and crack in split rib concrete block. These need to be rectified. There is a section of the concrete block wall in the mechanical room that is blocked with plywood. This should be replaced with proper wall construction. The kitchen countertops should be replaced due to extensive wear. The gypsum board ceilings should be repaired in the mechanical room. The stained and damaged ceiling tiles should be replaced. Door hardware is missing and should be installed on the Janitor Room's door within the kitchen.

The roof was not accessed during the site visit, as such, the condition is unknown. It is recommended to conduct a specific roof audit to assess the condition.

Asset Hierarchy Identification Sustainability Data (Asset Life)																																
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Location ID	Class			ation	acture	Description	nstalla	ars)	ge (ye	ve Lífe ng (year	tion R.	Comments/ Identified Need	Inflation	2%	<b>%</b>																	
	Asset			Pool	Manuf		ar of I	ife Exp (ye	rrent A	Effect	Condi			- o	T 0	Τ 。	-	8	T m	4	Schedule	of Costs, a	djusted fo	r Inflation		Τ .	T -		T .e	4	- G	ω
		Attribute					Ye		no	, ž			201	201	201	202	202	202	202	202	202	202	202	202	202	203	203	203	203	203	203	203
	Architectural & Structural												\$ 3,300.00	\$ - \$ -	\$ 27,000.00	\$ -	\$ 394,600.00 \$ 121,200.00	\$ - \$ -	\$ -	\$ -	\$ - \$ -	\$102,600.00 \$ 6,000.00	\$ - \$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ -		61,400.00
	8.1.1 Substructure												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 9	-
	8.1.2 Sub-Grade End		Footings	Varies	N/A	Concrete	1960	60	56	4.00	4	Footings not reviewed	\$ - \$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ - \$	\$ - 5 -
		8.1.2.1	Foundation Walls - General	Varies	N/A	Concrete block	1960	60	56	4.00	4	There was no visually evident sign of structural distress or deterioration noted.	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	s -
		8.1.2.2	Slabs-on- Grade - General	Varies	N/A	Reinforced Concrete	1960	60	56	4.00	4	There was no visually evident sign of structural distress or deterioration noted.	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	s -
	8.1.3 Exterior Vertica	I Enclosures		1							1	Mortar joint cracks in concrete	\$ -	\$ -	\$ -	\$ -	\$ 120,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ -
		8.1.3.1	Perimeter Exterior Walls	rimeter of build	N/A	Painted concrete block, split face concrete block and brick	1960	60	56	4.00	3	block in various areas. Should be repointed. Water damage and spalling of the brick in several locations around the perimeter. Area to be reviewed further to assess possible water damage. Control joint caulking is cracking and in need of replacement.	\$ -	\$ -	\$ -	\$ -	\$ 101,200.00	\$ -	s -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ - \$	\$ -
		8.1.3.2	Exterior doors, frames and hardware	rimeter of build	N/A	Hollow metal doors and frames and wood door and frame	1960	40	56	-16.00	3	Exterior hollow metal doors and frames should be painted. Weatherstripping should be replaced. Signs of rust at entranc door frame. Paint frame and monitor for further damage. Woo exit door deteriorated and should be replaced.	d	\$ -	s -	\$ -	\$ 19,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		8.1.3.3	Exterior windows	rimeter of build	N/A	Vinyl windows.	?	40	?	?	4	Exterior vinyl windows appear to in good condition.	n \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	s -
	8.1.4 Exterior Horizon	ntal Enclosures	I					1			l	Roof was not accessed. Condition	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ -
		8.1.4.1	Roof Structure	Varies	N/A	Attic area was not accessed for review	1960	50	56	-6.00	4	of roof attic space is not know and should be verified as part of a specific roof audit.	d	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ - \$	s -
		8.1.4.2	Roofing - General	Varies	N/A	Built-up Roof Assembly and metal roof	1960	?	?	?	3	Roofs were not accessed. Condition of roofing assembly is not know and should be verified a part of a specific roof audit.	\$ -	\$ -	s -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	ş -
		8.1.4.3	Roof insulation	Ceiling level	N/A	panels Unknown	1960	50	56	-6.00	4	Condition of roof attic space is no know and should be verified as part of a specific roof audit.		\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	s - s	ş -
		8.1.4.4	Roof flashing, eavesthrough and	Perimeter of building	N/A	Metal fascia, eavestrough and metal	1960	40	56	-16.00	3	Eavestrough and downspouts appear in generally good condition. Some minor damage	\$ -	\$ -	\$ -	\$ -	\$ 500.00	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ -
	8.1.5 Interior Constru	ortice O Fisiology	downspouts			downspouts						noted to downspout and should b repaired.		\$ -	\$ 27,000,00	\$ -	e	\$ -	•	\$ -	e	\$ 6,000,00	s -	\$ -	e	s -	\$ -	¢	\$ -	\$ -	c	\$ 51,000.00
	8.1.5 Interior Constru	action & Finishe	Interior			Painted						Painted concrete block walls		φ -	\$ 27,000.00	3	, .	•	3 -	φ -	3	\$ 0,000.00	-	9 -	9 -	, -	3	3 -	, -	<b>5</b>		\$ 31,000.00
		8.1.5.1	Concrete Block Walls	Interior wall construction	N/A	Concrete Block	1960	60	56	4.00	4	generally in good condition. Pain peeling behind range in kitchen. Repaint kitchen in 10 years.  Concrete block walls generally in	<b>\$</b> -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	s -
		8.1.5.2	Mechancial Room	varies	N/A	Concrete Block Wood	1960	60	56	4.00	4	good condition. Firestopping to be installed	e \$ -	\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	s -
		8.1.5.3	Kitchen cabinetry	Kitchen	N/A	cabinetry and Plastic laminate countertops	1960	30	56	-26.00	3	Plastic laminate countertops and cabinets are showing signs of wear and should be replaced.		\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ 51,000.00
		8.1.5.4	Washrooms	Varies	N/A	concrete block walls, quarry tile	1960	40	56	-16.00	2	Vanities and sinks in washrooms are deteriorated condition and	;	¢ .	\$ 10,400,00	e .	٠ .			¢ .	٠	٠.	٠	\$ -	\$ -	s -	s -	٠ .	۹ .	¢ -	\$ - \$	
		0.11.034	TTGSHIOUHS	valies	IVA	floor, vanities, toilet partitions.	1300	40	30	10.00		should be replaced soon.			10,400.00				Ľ											<b>*</b>		
		8.1.5.5	Ceilings	varies	N/A	Suspended ceiling tiles system throughout. Kitchen, suspended gypsum board ceiling, mechanical room and delivery area have no ceiling, exposed structure.	1960	40	56	-16.00	3	Many ceiling tiles stained and damaged. To be replaced. Kitche gypsum board ceiling in need of repair, ceiling in delivery area and mechanical room to be installed.	\$ -	\$ -	\$ 11,400.00	\$ -	\$ -	\$ -	s -	\$ -	<b>\$</b> -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	s - s	\$ -
			Interior Doors and Frames and Hardware	varies	N/A	Hollow metal doors and frames	1960	40	56	-16.00	3	Hollow metal doors and frames appear to be in acceptable condition.	\$ -	\$ -	s -	\$ -	s -	s -	s -	\$ -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ - \$	\$ -
8.2	Electrical											ourand).	\$ -	\$ -	\$ -	\$ -	\$ 181,100.00	\$ -	\$ -	\$ -	\$ -	\$ 83,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ -
	8.2.1 Distribution												\$ -	\$ -	\$ -	\$ -	\$ 155,200.00	\$ -	\$ -	\$ -	\$ -	\$ 35,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ -
		8.2.1.1	Service Transformer	Pole Mounted	Unknown	200A, 347/600V, 3- Phase Service	N/A	N/A	N/A	N/A	3	Utility Owned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$ -
		8.2.1.2	Main Disconnect	Electrical Room	Commander	200A, 347/600V, 3- Phase	1960	40	56	-16.00	3	Appears Original. Should be replaced in 5 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ 3,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	ş -

Asset Hierarchy			Identification			Sustainability Data (Asset Life)																										
Facility  Location ID Class	Facility		tion	cturer		Barriefin		Description	December 1999	Beentelle		ıstallation	ectancy irs)	ge (years)	e Life g (years)	on Rating	Comments/ Identified Need	Need Inflation 2% Schedule of Costs, adjusted for Inflation														
	Loca	fanufa	Description	r of Ins	ır of Ins	e Expe	ent Age	iffectiv	Sonditic			ı								Schedul	of Costs,	adjusted fo	r Inflation					ı	I		I	
	Attribute			2		Yea	Ë	Curr	Ren	0		2017	2018	2019	2020		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
0.1	8.2.1.3	Lighting and Distribution Panels	Various	Federal Pioneer	Various	1960	40	56	-16.00	3	Majority appear original, regular maintenance and replacement of integral parts may prolong equipment life, however parts may not be attainable. Replace within it years based on condition rating	'	\$	- \$	- \$	- \$ 27	7,100.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.2.1.4	Exterior Lighting	Exterior	Various	Various	Various	40	Various	Various	3	Generally appear to be in fair condition. Replace as required within 5 years based on condition rating	\$ -	\$	- \$	- \$	- \$ 10	6,200.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.2.1.5	Splitter and Disconnects	Electrical Room	Various	Various	1960	40	Various	Various	3	Majority appear original, regular maintenance and replacement of integral parts may prolong equipment life, however parts may not be attainable. Replace within t years based on condition rating	′	\$	- \$	- \$	- \$ 2	1,600.00 \$	-	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.2.1.6	Meter Base	Exterior	Unknown	Metering Base Enclosure	Unknown	40	Unknown	Unknown	3	Minor Rust, but generally in fair condition. Replace within 5 years based on condition rating	\$ -	\$	- \$	- \$	- \$	1,600.00 \$	-	\$ -	\$ -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -
	8.2.1.7	Dry-type Transformers	Electrical Room	Hammond	75 kVA, 600V- 120/208V	1960	40	56	-16.00	3	Appears Original and generally in fair condition. Replace within 5 years based on condition rating	\$ -	\$	- \$	- \$	- \$	4,300.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.2.1.8	Interior Lighting	Various	Various	Mixture of Fluorescent and	Various	40	Various	Various	3	Generally appear to be in fair condition. Replace as required	\$ -	\$	- \$	- \$	- \$ 8	1,200.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -
	8.2.1.9	Conduit and	Various	Various	Incandescent Fixtures Mix of Rigid Conduit, PVC	Various	40	Various	Various	N/A	within 5 years  Most conduit and wiring was concealed and unable to be	. \$ -	\$	- \$	- \$	- s	- S	-	\$ -	\$ -	s -	\$ 35,900.00	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -
		Wiring			Conduit and BX cabling						viewed. Replace at 10 years base on age of this building																					
8.2.2 Generato					Provision for							\$ -	\$	- \$	- \$	- \$ 4	4,300.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0.1	8.2.2.1	Generator Provision	Exterior	Unknown	mobile Backup generator 200A, 600V	2010	40	6	34.00	4	Good condition. No need for replacement in 20 years.  Transfer switch, although a more	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -
	8.2.2.2	Manual Transfer Switch	Electrical Room	Square D	Manual Transfer Switch	2010	40	6	34.00	2	recent installation, appears fairly worn. Replace within 5 years based on condition rating	\$ -		- \$									s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.2.3 Life Safet	/ Barrier Free										T	\$ -	\$	- \$	- \$	- \$ 2	1,600.00 \$	-	\$ -	\$ -	\$ -	\$ 47,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0.1	8.2.3.1	Fire Alarm system	Electrical Room	Mircom	F/A Panel complete with Horn/Strobe devices, Pull stations/ Detectors	Unknown	40	Unknown	Unknown	4	Generally in Good condition. Replace and upgrade in 10 years based on condition rating	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ 23,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.2.3.2	Emergency Lighting	Various	Emergi-Lite	Emergency Battery Unit and remote lamps	Various	40	Various	Various	3	Some of the remote lamps and EBUs appear aged and should be replaced soon.	\$ -	\$	- \$	- \$	- \$ 10	6,200.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.2.3.3	Exit Signs	Various	Unknown	Exit Signs	Various	40	Various	Various	4	Appears to be in Good Condition Replacement in future will be upgrade to green "Running Man" signage. Replace at next major	\$ -	\$	- \$	- \$	- \$ !	5,400.00 \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0.2	8.2.3.4	Barrier Free	Barrier Free	Unknown	Barrier Free Access	Unknown	40	Unknown	Unknown	3	reno  Appears to be in Good Condition Replace in 10 years based on condition rating	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ 23,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.3 Building Mechanical			Washroom									\$ 3,300.00	\$	- \$	- \$	- \$ 92	2,300.00 \$	-	\$ -	\$ -	\$ -	\$ 12,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400.00
8.3.1		T			Wall mounted						Assumed original equipment - due	\$ 3,300.00		- \$	- \$	- \$ 92	2,300.00 \$		\$ -	\$ -	\$ -	\$ 12,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400.00
	8.3.1.1	Exhaust Fan	Boardroom  Men's	Xpelair Nutone	fan Wall mounted	1960 N/A	25 25	56 N/A	-31.00 N/A	3	for replacement.  Minor wear - operates well.  Replace in 5 years based on	\$ 800.00	\$	- \$ - \$	- \$ - \$	- \$	800.00 \$	-	s -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -	\$ -	\$ - \$ -				
	8.3.1.3	Exhaust Fan	Washroom Handicap Washroom	Broan	fan Ceiling Fan	2000	25	16	9.00	3	condition rating  Estimated Age - Fair condition.  Replace in 10 years based on ER	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ 600.00	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.3.1.4	Exhaust Fan	Women's Washroom	Nutone	Wall mounted fan	2000	25	16	9.00	3	Estimated Age - Fair condition. Replace in 10 years based on ER		\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.3.1.5	Exhaust Fan	Kitchen	-	Serving newer kitchen hood	2000	25	16	9.00	3	Estimated age - Good condition. Replace in 10 years based on ER	\$ -	\$	- \$	- \$	- \$	- \$	-	s -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.3.1.6	Exhaust Fan	Kitchen	-	Serving older kitchen hood	1960	25	56	-31.00	1	Assumed original equipment - ver rusted housing. Replace immediately.	\$ 2,500.00	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.3.1.7	Split AC / Condenser	Kitchen / Exterior	LG		2010	25	6	19.00	3	Estimated Age - Need cleaning. Replace in 20 years.	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200.00
	8.3.1.8	Split AC / Condenser	Kitchen / Exterior	LG		2010	25	6	19.00	3	Estimated Age - Need cleaning. Replace in 20 years.	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200.00
	8.3.1.9	Gas Fired Furnace	Kitchen Mechanical Room	York		2006	15	10	5.00	3	Replace in 5 years based on ERL	\$ -	\$	- \$	- \$	- \$	4,900.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.3.1.10	Gas Fired Water Heater #1	Room	A.O. Smith		2006	20	10	10.00	3	Replace in 10 years based on ER	\$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	s -	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -
	8.3.1.11	Gas Fired Water Heater #2	Kitchen Mechanical Room	John Wood		2006	20	10	10.00	3	Replace in 10 years based on ER	- \$ -	\$	- \$	- \$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ 4,200.00	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8.3.1.12	Roof Top Units (3)	Roof	Lennox		2005	15	11	4.00	3	Estimated Age - exterior of units very weathered. Replace within 4 years based on condition rating	\$ -	\$	- \$	- \$	- \$ 80	6,600.00 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -