

NORFOLK COUNTY

BUILDING CONDITION ASSESSMENT REPORT FOR VARIOUS COUNTY FACILITIES

FINAL

April 13, 2017

Submitted by:



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As of January 1st 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.

5.9.2 Building Electrical

Most of the electrical equipment in this building appears to be original, including main disconnect, lighting and distribution panels, dry-type transformer, and interior lighting. These should be replaced soon. The globe fixtures on the exterior of the building are falling over and should be replaced. Most of the conduits and wiring are concealed and not visible for review. The meter base and a few splitter and disconnects should also be replaced. The emergency lighting remote lamps and EBUs appear to be aged and should be replaced.

As of January 1st 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.

5.9.3 Building Mechanical

Plumbing fixtures are showing minor wear and should be monitored for replacement. Ventilation supply diffusers are showing some rust and should be replaced or monitored. The exhaust fan in the kitchen needs to be replaced soon.

5.10 Port Dover Scout Hall

Overview

The Port Dover Scout Hall is located at 95 Hamilton Plank Road in Port Dover, Ontario. It is a community centre constructed in 1977 and has approximately 1,559 square feet of floor space.

5.10.1 Architectural and Structural

The building is showing signs of wear and damage on the exterior, including windows, metal cladding, metal panels, and metal doors (refer to Photo A08). The electric baseboard heaters are rusting and should be replaced. Window flashing all around the building is damaged and should be replaced. The blown-in insulation in the attic space has been compressed and should be addressed. There are sections of eaves trough and downspouts that are damaged and require repair work.

The interior kitchen cabinetry is showing signs of wear and should be considered for replacement in the future. The washroom doors appear to be original and should be replaced in the future.

5.10.2 Building Electrical

Replacement of wall packs should be considered as the current fixture appears to be weathered (refer to Photo E07). The interior lighting should be progressively replaced. The baseboard heater in the washroom should be replaced. We recommend that the integrity of old braided

	Asset Hierarchy				Identification			Sustainability E	Data (Asset Life)																							
Facility					rer		lation	ancy	/ears)	ife ears)	Rating																					
Location ID Class	Asset		-ocation	nufactu	Description	of Insta	Expecta (years)	nt Age (ective L aining ()	ndition F	Comments/ Identified Need	Inflation	2%	6						Schedule (of Costs, a	djusted for	r Inflation									
		Attribute			Μa		Year	Life	Curre	Eff Rem	8		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	009 Port Dover Lions Community Centre, Port Dover 9.1 Architectural & Structural \$													\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ 185,200.00 \$ 5,400.00	\$ - \$ -	\$ - \$ -	\$ 87,300.00 \$ -	\$ - \$ -	\$ - \$ -	\$ 54,900.00 \$ -	\$ - \$ -	\$ - \$ -	s -	\$ - \$ -	\$ -	\$ 4,100.00	\$ -	\$ - \$	-
	1.1 Substructure	9.1.1.1	Footings	Varies	N/A	Concrete	1970	60	46	14.00	4	Footings not reviewed	\$ 24,000.00 \$ - \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
9.1	1.2 Sub-Grade Enc			valles	IN/A	Concrete	1970	60	40	14.00	4	Footings not reviewed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
		9.1.2.1	Foundation Walls - General	Varies	N/A	Concrete block	1970	60	46	14.00	4	There was no visually evident signs of structural distress or deterioration noted.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s - s	-
		9.1.2.2	Slabs-on- Grade - General	Varies	N/A	Reinforced Concrete	1970	60	46	14.00	4	There was no visually evident signs of structural distress or deterioration noted.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ - \$	-
9.1	1.3 Exterior Vertical	Enclosures	General									1	\$ -	\$ -	\$ -	\$ -	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
		9.1.3.1	Perimeter Exterior Brick Walls	rimeter of build	I N/A	Concrete Block on interior and brick on exterior	1970	60	46	14.00	4	Minor mortar joint cracks in various areas. These should be repointed. W ater staining and efflorescence evedenant on the brick in a few locations around the perimeter. Area to be reviewed further to assess possible water damage. Control joint caulking is cracking and in need of replacement.	\$ -	\$ -	\$ -	\$ -	\$ 8,100.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-
			Exterior doors, frames and hardware	rimeter of build	l N/A	Hollow metal doors and frames. Aluminum doors and frames at main entrance	1970	40	46	-6.00	3	Exterior hollow metal doors should be painted. Weatherstripping should be replaced	.	\$ -	\$ -	\$ -	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	· -
9.1	1.4 Exterior Horizon	tal Enclosures				Structural						There was no visually evident signs of	\$ -	\$ -	\$ -	\$ -	\$ 4,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
		9.1.4.1	Roof Structure	Varies	N/A	steel member with metal roof deck and OWSJ	1970	60	46	14.00	4	structural distress or deterioration noted where structure is exposed. Paint is peeling from roof deck in storage and stage areas.	\$ -	\$ -	\$ -	\$ -	\$ 2,200.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ - \$	-
		9.1.4.2	Roofing - General	Varies	N/A	Built-up Roof Assembly	20	-	-	??	NO	Roofs were not accessed. Condition of roofing assembly is not know and should be verified as part of a specific roof audit.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-
		9.1.4.3	Roof flashing	Within fenced area adjacent to Mechancial room	N/A	Wood fascia	1970	20	46	-26.00	4	Section of wood fascia should be protected from water damage. Install metal facia within next few years.	\$ -	s -	\$ -	\$ -	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
9.1	1.5 Interior Construc	ction & Finishes		1	! 				ļ				\$ 24,000.00	\$ -	\$ -	\$ -	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-
		9.1.5.1	Interior Concrete Block Walls	Interior face of exterior wall construction	N/A	Concrete Block	1970	60	46	14.00	4	Crack in split rib concrete block in auditorium to be repointed	\$ -	\$ -	\$ -	\$ -	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
		9.1.5.2	Mechancial Room	varies	N/A	Concrete Block	1970	60	46	14.00	4	Section of concrete block wall is blocked with plywood and should be replaced with proper wall construction.	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s - s	-
		9.1.5.3	Kitchen cabinetry	Kitchen	N/A	Wood cabinetry and Plastic laminate countertops	1970	30	46	-16.00	1	Plastic laminate countertops are showing	\$ 10,000,00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ - \$	-
		9.1.5.4	Washrooms	Varies	N/A	concrete block walls, tile floor, vanities, toilet partitions.	1970	40	46	-6.00	3	Washroom appear to be in acceptable condition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
		9.1.5.5	Ceilings	varies	N/A	Suspended ceiling tiles system throughout. Kitchen and mechancial room, suspended gypsum board ceiling.	1970	40	46	-6.00	3	Some ceiling tiles stained and damaged and should be replaced. Hole in gypsum board ceiling in mechanical room has substantial hole that should be repaired	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-
			Interior Doors and Frames and Hardware	varies	N/A	Hollow metal doors and frames	1970	40	46	-6.00	3	Hollow metal doors and frames appear to be in acceptable condition. Door to Janitor's room within kitchen missing hardware and should be installed.	\$ 1,000.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
9.2 Electrica 9.2													\$ - \$ -	\$ -	\$ -	\$ -	\$ 175,700.00 \$ 149,800.00	\$ -	\$ - \$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ 54,900.00 \$ -		\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ -	\$ - \$ \$ - \$	-
		9.2.1.1	Service Transformer	Unknown	Unknown	XXA, 600V, 3 Phase, 3 Wire		40	2016	-1976.00		Unable to locate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s - s	-
		9.2.1.2	Main Disconnect	Electrical Room/ Mechanical Room	Federal Pioneer	200A, 600V, 3 Phase, 3 Wire	1970	40	46	-6.00	3	Appears Original and should be replaced in 5 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ 3,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-
	0.1	9.2.1.3	Lighting and Distribution Panels	Various	Federal Pioneer	Various	1970	40	46	-6.00	3	Panels Appear Original and requires replacement in 5 years based on condition rating	\$ -	s -	\$ -	\$ -	\$ 37,900.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-
		9.2.1.4	Exterior Lighting	Exterior	Various	Mixture of Down lighting and Area Lighting	Various	40	Various	Various	3	Globe fixtures on exterior of Building are falling over and should be replaced soon	\$ -	\$ -	\$ -	\$ -	\$ 16,200.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ - \$	-
		9.2.1.5	Splitter and Disconnects	Various	Allen Bradley/Eator /	n Various	Various	40	Various	Various	3	Mix of Federal Pioneer, Cutler Hammer, and Eaton Disconnects. Federal Pioneer Disconnects have surpassed life expectancy and should be replaced within 5 years based on condition rating		\$ -	\$ -	\$ -	\$ 32,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-
		9.2.1.6	Meter Base	Electrical Room	GE	Building Hydro Meter	Unknown	40	Unknown	Unknown	3	Replace within 5 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ 1,600.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	-

Asset Hierarchy				Identification	n	Sustainability Data (Asset Life)																										
	·				_		io	50	ars)	(5)	iting																					
Location ID			tion	cture	4	stallati	ectano irs)	ae (ye	ive Life ng (yea	on Ra	Comments/ Identified Need	entified Need Inflation 2% Schedule of Costs, adjusted for Inflation																				
	Asset			Loca	lanufe	Description	ar of In	e Exp (ye	ent A	iffecti	Sondit				1		1	1	1		Schedule	of Costs, a	adjusted for	r Inflation								
		Attribute			2		Уез	L.	Curr	Rer)		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		9.2.1.7	Dry-type	Electrical	Federal	600V- 208/120V, 75	1970	40	46	-6.00	3	Appears Original. Replace within 5 years	¢		•		\$ 4,300.00	¢		e.	•	•	s -	s -	s -	s -	s -		¢	•	•	e
		9.2.1.7	Transformers	Room	Pioneer	kVA, 3 Phase	1970	40	40	-0.00	,	based on condition rating	φ -	,	9	\$ -	\$ 4,300.00	9	3 -	\$ -	,	,	\$ -	9	3	φ -	9	,	φ -	\$ -	,	\$ -
			Interior			Mixture of Decrotive						Some fixtures appear original. Replace																				
		9.2.1.8	Lighting	Various	Various	Lighting as well as Area	Various	40	Various	Various	3	within 5 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ 54,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						lighting Mix of Rigid																										
		9.2.1.9	Conduit and Wiring	Various	Various	Conduit, PVC Conduit and BX cabling	Various	40	Various	Various	N/A	Most conduit and wiring was concealed and unable to be viewed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9.2.2 Generator												\$ -	\$ -	\$ -	\$ -	\$ 4,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		9.2.2.1	Generator	Exterior	Unknown	Provision for mobile Backup	2010	40	6	34.00	4	Good condition. No need for replacement	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Provision			generator						in 20 years.																				
		9.2.2.2	Automatic	Electrical	Kahlas	ATS for Provision of	University	40	Unknown	Unknown	2	Appears to be Older than Generator	e				\$ 4,300.00	e		e.	•			•	s -	\$ -	s -	s -	s -	s -	s -	s -
		9.2.2.2	Transfer Switch	Room	Kohler	mobile Backup generator	Unknown	40	Unknown	Unknown	3	Receptacle Provision	\$ -	\$ -	\$ -	\$ -	\$ 4,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9.2.3 Life Safety/ Ba	rrier Free				gonorator							\$ -	\$ -	\$ -	\$ -	\$ 21,600.00	\$ -	s -	\$ -	\$ -	\$ -	\$ 48,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						F/A Panel																										
		9.2.3.1	Fire Alarm	Front Entrance	Mircom	complete with Horn/Strobe devices, Pull	Unknown	40	Unknown	Unknown	4	Generally in Good condition. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ 24,400.00	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
			system	Entrance		stations/ Detectors						To years based on condition rating																				
						Emergency						0																				
		9.2.3.2	Emergency Lighting	Various	Various	Battery Unit and remote	Unknown	40	Unknown	Unknown	3	Some of the remote lamps and EBUs appear aged and should be replaced in 5 years based on condition rating.	\$ -	s -	\$ -	\$ -	\$ 16,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						lamps						Appears to be in Good Condition.																				
		9.2.3.3	Exit Signs	Various	Unknown	Exit Signs	Unknown	40	Unknown	Unknown	4	Replacement in future will be upgrade to green "Running Man" signage. Upgrade	\$ -	\$ -	\$ -	\$ -	\$ 5,400.00	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		9.2.3.4	Barrier Free	Main	Unknown	Barrier Free	Unknown	40	Unknown	Unknown	4	during next major reno In good condition. Replace in 10 years	\$ -	s -	s -	s -	s -	s -	s .	s -	s -	s -	\$ 24,400.00	s -	s .	s -	s -	s -	\$ -	s -	s -	s -
	9.2.4 Communication		Ballier Free	Entrance	Olikilowii	Accessibility	Olikilowii	40	Olikilowii	Olikilowii	4	based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ 6,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		9.2.4.1	Network	Interior	Procurve	Patch Panel	Unknown	20	Unknown	Unknown	4	Appears Newer. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.3	Building Mechanical												\$ -	\$ -	\$ -	\$ -	\$ 4,100.00	\$ -		\$ 87,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100.00		\$ -	\$ -
	9.3.1	9.3.1.1	Gas Fired	Mechanical	Carrier		2008	15	8	7.00	3	In fair condition. Replace within 7 years	\$ -	\$ -	\$ -	\$ -	\$ 4,100.00	\$ -		\$ 87,300.00 \$ 5,200.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ 4,100.00	\$ -	\$ -	\$ - \$ -
			Furnace Gas Fired	Room Mechanical								based on ERL Exterior housing rusting. Replace in 12	3 -	3 -	\$ -	\$ -	3 -	3	_		•	•	φ -	•	3 -	5 -	•	•	3 -	•	•	5
		9.3.1.2	Water Heater	Room Mechanical	GSW	Wall mounted	2008	20	8	12.00	3	years based on ERL Estimated age - Good condition. Replace	\$ -	\$ -	\$ -	\$ -	3 -	\$ -	\$ -	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	3 -	3 -	5 -	\$ -	\$ -	\$ -	\$ -
		9.3.1.3	Exhaust Fan Air Handling	Room	Greenheck Engineered	fan	2005	25	11	14.00	3	in 14 years based on ERL Estimated Age - Fair Condition. Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -
		9.3.1.4	Unit	Exterior	Air		2000	25	16	9.00	3	in 9 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		9.3.1.5	Gas Fired Water Heater	Mechanical Room 2	Bradford White		2008	20	8	12.00	3	Relief vent pipe is rusting from the inside. Replace in 12 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		9.3.1.6	Hot Water Storage Tank	Mechanical Room 2	John Wood	d	2008	25	8	17.00	3	Replace in 17 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -
		9.3.1.7	Gas Fired Furnace	Mechanical Room 2	Carrier		2008	15	8	7.00	3	Estimated Age - Fair Condition. Replace in 7 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		9.3.1.8	Exhaust Fan	Mechanical Room 2	E.H. Price	Wall mounted fan	2008	25	8	17.00	3	Estimated age - Good condition. Replace in 17 years based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -
		9.3.1.9	Exhaust Fan	Exterior	-	Kitchen Hood Fan - Sidewall	N/A	25	N/A	N/A	3	Replace in 5 years baesd on condition rating	\$ -	s -	\$ -	\$ -	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		00445	Filtrant F	Kitchen			N/A	0.5	N/A	N/A	•	Fan blades scrape when running. Needs									•			•								
		9.3.1.10	Exhaust Fan	Dishwashing Area		Wall mounted	N/A	25	N/A	N/A	2	cleaning - grease built up. Replace the unit in 5 years.	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5 -