

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

building is constructed, then the "Running Man" signs will be required.

5.18.3 Building Mechanical

Insulation on exterior ductwork from air handling unit appears to have been damaged by animals. We recommend the repair or replacement of the insulation to avoid early duct deterioration. Refer to Photo M12. The exterior Lennox air handling unit is due for replacement and the condenser on the unit is leaking. The air handling unit should be replaced in 1 to 2 years. The grease filters are rusting and need to be replaced in the kitchen. The pipe connection to the kitchen gas fired appliances needs to be replaced due to corrosion.

5.19 Waterford and District Lions Community Centre

Overview

The Waterford and District Lions Community Centre is located at 51 West Church Street in Waterford, Ontario. It is a community facility constructed in 1982 and has approximately 6,712 square feet of floor space.

5.19.1 Architectural and Structural

The exterior concrete block and siding appear to be in acceptable condition. However, the control joint caulking should be replaced. The concrete foundation at threshold at double exit door is damaged with rebar exposed. Repair should be done at this location. The foundations in the basement mechanical room has cracking and efflorescence and should be further reviewed for structural stability. The sill at the double exit door needs to be repaired. The downspout is damaged and should be replaced. Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done. The condition of the roof attic shall be verified as part of the roof audit. Shingles appear to be in poor to fair condition and should be replaced in the next few years.

The plastic laminate countertops and cabinets appear in acceptable condition. The wall/countertop caulking should be replaced. The ceiling in the basement mechanical room has collapsed and is in need of replacement. The ceiling should be replaced with gypsum board for fire separation.

5.19.2 Building Electrical

The exterior wall pack at the top of the parking lot stairs has exposed conductors that may or may not be energized. This is a safety hazard and should be remedied as soon as possible. Refer to Photo E14.

Lights in the stairwell to the Scouts' basement should always be 'ON' by code. Re-wiring the light fixtures so that they are un-switched should be considered.

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.

5.19.3 Building Mechanical

Both the women's and men's washroom exhaust appear to only be connected to their associated enclosed water closet rooms. The urinal area (in the men's) and outer water closet stall (in the women's) appears to have no direct exhaust. We recommend providing additional points of exhaust. No exhaust ventilation was observed in janitor's closet. An exhaust fan should be provided for this room.

Plumbing piping and fixtures are in good condition. Minor wear was observed on washroom fixtures. We observed existing hydronic heaters that we suspect to be non-operational. The County should investigate further. We could not find a boiler and pumping system to serve these heaters.

5.20 Delhi Friendship Centre

Overview

The Delhi Friendship Centre is located at 418 Queen Street West in Delhi, Ontario. It is a community facility constructed in 1957 and has approximately 3,969 square feet of floor space.

5.20.1 Architectural and Structural

The foundation wall and concrete block exterior wall along laneway is cracked and needs repair. The exterior concrete block has considerable cracking in several locations which requires further structural review. Concrete block chimney is cracked and needs further review for stability. The exterior door weather stripping is damaged and should be replaced. The windows along this elevation also require replacement. Refer to Photo A17.

Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done. However, the visible part of the roof appears to be in acceptable condition. The condition of the roof attic shall be verified as part of the roof audit. The storage room requires ceiling insulation to be replaced, vapour barrier sealed and ceiling reinstalled. Some suspended ceiling tiles are stained and should be replaced. Ceiling in the storage room is missing.

The guard between upper floor and lower floor does not meet Ontario Building Code height requirement and should be addressed. The exterior guard at the rear ramp has rusted through and needs replacement. Refer to Photo A18.

5.20.2 Building Electrical

| | Asset Hierarchy | | | Identificatio | n | | Sustainability [| Data (Asset Life) |) | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|---|----------------|----------------------------------|------------------------------|-------------|------------------------------------|---------------------|-------------------|----------------------|----------------------|---------------------------|---|----------------------|--------------|--------------|----------------|---------------------------|---------------------------|--------------|----------------|---------------------------|--------------|-------------------------|--------------|-------------------|-----------------|---------------------------|-----------------------|-----------------------|--------------|--------------|--------------|
| Facility | | | | | Ler | | ation | ncy | years) | fe aars) | Rating | | | | | | | | | | | | | | | | | | | | | |
| Location ID | Class | | ocation | Jufactu | Description | of Instal | Expectar (years) | t Age (| active L ining (y | dition | Comments/ Identified Need | Inflation | 29 | 6 | | | | | | Schedul | e of Costs, | adjusted fo | r Inflation | | | | | | | | | |
| | | Attribute | | | Mar | | Year o | Life E | Curren | Effe Remai | CO | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| | District Lions Community Co | entre, Waterfo | ord | | | 1 | | | | | | | \$ 28,000.00 | \$ - | \$ - | \$ 59,100.00 | \$ - | \$ - | \$ - | \$ - | \$135,300.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 19.1 Architectural & Structural S 19.1.1 Footings S | | | | | | | | | \$ 20,500.00 \$ - | <mark>\$ -</mark> | \$ - \$ - | \$ 19,600.00 \$ - | \$ - \$ - | \$ - \$ - | \$- | <mark>\$ -</mark> \$ - | <mark>\$ -</mark> \$ - | \$- \$- | \$- | <mark>\$ -</mark> \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | <mark>\$ -</mark> | \$ - | <mark>\$ -</mark> \$ - | \$- \$- | \$- \$- | | | |
| | 19.1.2 Sub-Grade Enc | | Footings | Varies | N/A | Concrete | 1982 | 60 | 34 | 26.00 | 4 | Footings not reviewed | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - |
| | | | | | | | | | | | | There were signs of | | * | | | ÷ | | · | • | Ť | • | • | Ť | , | Ť | Ť | · | | | • | • |
| | | | Freedotion | | | 0 | | | | | | eflorescence and cracking in basement mechanical room. Foundation | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.2.2 | Foundation Walls - General | Varies | N/A | Concrete and Concrete block | 1982 | 60 | 34 | 26.00 | 3 | deteriorating in location of gas meter. The County to | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | s - | s - | \$- | \$- | s - | \$- |
| | | | | | | | | | | | | further review, monitor and assess the condition of the | | | | | | | | | | | | | | | | | | | | |
| | - | | | | | | | | | | | foundation. | | | | | | | | | | | | | | | | _ | | | | |
| | | | | | | | | | | | | There was generally no visually evidence of structural distress or | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.2.3 | Slabs-on- Grade - | Varies | N/A | Reinforced | 1982 | 60 | 34 | 26.00 | 3 | deterioration noted. Crack in floor slab noted in | s - | s . | s - | s - | s - | s - | s - | s - | s - | s - | s - | s - | s - | s - | s . | s - | \$ - | s - | s - | s - |
| | | 10.112.0 | General | Vanoo | | Concrete | 1002 | | 0. | 20.00 | Ŭ | basement mechanical room noted. Eflorescence apparent in basement Boy | Ť | • | Ŷ | Ŷ | Ŭ | Ŭ | Ť | Ŷ | Ť | Ŭ | Ť | Ť | Ŷ | Ť | Ŭ | Ŭ | Ť | Ť | Ŭ | Ť |
| | | | | | | | | | | | | Scout room. Source to be investigated. | | | | | | | | | | | | | | | | | | | | |
| [| 19.1.3 Superstructure | | . <u> </u> | | | 1 | | г | r | | | - | \$- | \$- | \$- | \$ - | ş - | \$ - | \$ - | \$- | \$- | ş - | \$- | \$- | \$- | \$- | \$- | \$ - | \$ - | \$- | s - | s - |
| | | | Wood frame | | | Wood frame | | | | | | There was generally no visually evidence of structural distress or | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.3.1 | construction | Varies | N/A | structure | 1982 | 60 | 34 | 26.00 | 3 | deterioration noted in areas that were visible for | \$ - | ş - | \$ - | \$ - | ş - | s - | \$ - | \$ - | \$ - | \$ - | \$- | ş - | \$ - | \$ - | s - | s - | \$ - | \$ - | \$- | \$- |
| | 19.1.4 Exterior Vertical | I Enclosures | | | | | | | | | | review. | \$ 5,000.00 | \$ - | \$- | \$ 5,300.00 | \$ - | s - | \$ - | \$- | \$- | \$ - | \$- | ş - | \$ - | \$ - | ş - | \$ - | \$ - | \$- | \$ - | \$ - |
| | | | | | | | | | | | | Exterior concrete block and siding appear in | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Split face | | | | | | acceptable condition. Control joint caulking | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.4.1 | Perimeter Exterior Walls | rimeter of buil | d N/A | concrete block, and siding. | 1982 | 60 | 34 | 26.00 | 3 | should be replaced. Concrete foundation at threshold at double exit | \$ 5,000.00 | \$- | \$- | \$ - | \$ - | \$ - | \$ - | \$- | \$- | s - | \$- | \$- | \$- | \$- | \$- | s - | \$ - | \$- | s - | s - |
| | | | | | | siding. | | | | | | door is damaged with rebar exposed. To be | | | | | | | | | | | | | | | | | | | | |
| | - | | | | | | | | | | | repaired. Exterior doors generally in | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.4.2 | Exterior doors, frames | rimeter of buil | d N/A | Hollow metal doors and | 1982 | 40 | 34 | 6.00 | 3 | acceptable condition. Weatherstripping damaged | s - | \$- | \$- | \$ 5,300.00 | s - | ş - | \$ - | \$- | \$- | s - | \$- | s - | \$- | \$- | ş - | s - | \$ - | \$- | s - | s - |
| | | | and hardware | | | frames. | | | | | | and/or missing and should be replaced. | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.4.3 | Exterior windows | rimeter of buil | d N/A | Vinyl replacement | ? | 40 | ? | ? | 3 | Windows appear to be vinyl replacment windows | s - | s - | \$- | \$- | s - | s - | \$- | \$- | \$- | s - | \$- | s - | \$- | \$- | ş - | s - | \$ - | \$- | s - | s - |
| | 19.1.5 Exterior Horizor | ntal Enclosure | | | | windows. | | | | | | in acceptable condition | \$ 500.00 | ş - | \$ - | \$ 12,700.00 | s - | s - | \$ - | \$ - | \$ - | s - | \$- | ş - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | s - |
| | | 19.1.5.1 | Roof | Varies | N/A | Wood | 1982 | 50 | 34 | 16.00 | 3 | Parital review of the attic space. Roof structure that | | e | ¢ | | | | ¢ | e | ¢ | | ¢ | | ¢ | ¢ | | s - | ¢ | | | e |
| | | 19.1.5.1 | Structure | varies | IN/A | structure | 1962 | 50 | 34 | 16.00 | 3 | was visible appears acceptable. | з - | ə - | ъ - | ъ - | ə - | ə - | ş - | ф - | ъ - | ş - | ф - | ə - | ъ - | ş - | ъ - | ş - | ф - | ф - | ş - | ъ - |
| | | | | | | | | | | | | Asphalt shingles were reviewed from ground. | | | | | | | | | | | | | | | | | | | | |
| | | | Roofing - | | | Asphalt | | | | | | Shingles are curling and should be reviewed for replacement. Main flat roof | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.5.2 | General | Varies | N/A | shingles and flat roof | 1982 | 40 | 34 | 6.00 | 3 | was not accessed. Condition of flat roof | \$- | \$ - | \$ - | \$ 12,700.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$- | ş - | \$ - | \$- | \$ - | \$- | \$ - | \$ - | \$ - | \$ - |
| | | | | | | | | | | | | assembly is not know and should be verified as part | | | | | | | | | | | | | | | | | | | | |
| | | | Roof flashing, | | | Metal fascia, | | | | | | of a specific roof audit. Eavestrough appears in | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.5.3 | eavesthrough and | Perimeter of building | N/A | eavestrough and metal | 1982 | 40 | 34 | 6.00 | 3 | generally good condition. Downspout is damaged and should be replaced | \$ 500.00 | \$- | \$ - | \$ - | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- |
| | ŀ | | downspouts | | | downspouts | | | | | | soon. Condition of roof attic | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.5.4 | Roof insulation | Ceiling level | N/A | Unknown | 1982 | 50 | 34 | 16.00 | 3 | space is not know and should be verified as part | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- |
| [| 19.1.6 Interior Constru | ction & Finish | es | | | | | | | | | of a specific roof audit. | \$ 15,000.00 | \$ - | \$ - | \$ 1,600.00 | ş - | \$ - | \$ - | \$- | \$ - | ş - | \$- | ş - | \$ - | \$ - | ş - | \$ - | \$ - | \$ - | ş - | \$ - |
| | | 19.1.6.1 | Interior Walls | Interior face of exterior | N/A | Gypsum | 1982 | 60 | 34 | 26.00 | 3 | Painted gypsum board walls generally in | s - | s - | \$- | \$- | s - | s - | \$- | \$ - | \$ - | s - | \$- | s - | \$- | \$ - | s - | s - | \$- | \$ - | s - | s - |
| | | | | wall construction | | board painted | | | | | | acceptable condition. | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Exposed | | | | | | There were signs of eflorescence and cracking | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.6.2 | Mechancial Room | varies | N/A | concrete and concret block | 1982 | 60 | 34 | 26.00 | 3 | in basement mechanical room. The County to further review, monitor and | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$ - | \$ - | \$- | \$- | \$- | \$- | s - |
| | | | | | | | | | | | | assess the condition | | | | | | | | | | | | | | | | | | | | |
| | | 10.1.0.0 | Kitchen | Kitak | N1/A | Wood cabinetry and | 4000 | 20 | 24 | 4.00 | 2 | Plastic laminate counter tops and cabinets appear | ç | e | ¢ | e 1000 m | e | ¢ | ¢ | ¢ | ¢ | ¢ | ¢ | e | ¢ | ¢ | e | s - | ¢ | ¢ | e | ç |
| | | 19.1.6.3 | cabinetry | Kitchen | N/A | plastic laminate countertops | 1982 | 30 | 34 | -4.00 | 3 | in acceptable condition. Countertop/wall caulking should be replaced. | ş - | ə - | \$ - | \$ 1,600.00 | ъ - | \$ - | ф - | ъ - | \$ - | ş - | ф - | ۍ د ۱ | ъ - | \$ - | \$ - | \$ - | ъ - | ъ - | \$ - | ъ - |
| | | | | | | Gypsum board walls, | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 19.1.6.4 | Washrooms | Varies | N/A | floor tiles, toilet | 1982 | 30 | 34 | -4.00 | 3 | Washrooms appear in acceptable condition. | \$- | \$- | \$ - | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$ - | \$- | \$- | \$- | \$- | \$- |
| I | L | | | | | partitions. | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Asset Hierarchy | | | | Identification | 1 | | Sustainability [| Data (Asset Life) |) | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|-------------|--|--------------------------------|--------------------|--|-------------|-------------------|-------------------|-------------------------|-------------|---|--------------|--------------|--------------|----------------------------|------|--------------|--------------|--------------|------------------------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------|
| Location ID Class Asset | | | ation | acturer | Description | nstallation | oectancy tars) | vge (years) | tive Life ng (years) | tion Rating | Comments/ Identified Need | Inflation | 2% | 6 | | | | | | | | | | | | | | | | | |
| Asset | | | Loci | Manufa | Description | ar of Ir | ife Exp (yea | rrent Aç | Effecti mainir | Condit | | ~ | œ | 0 | 0 | - | 8 | | 4 | Schedule | e of Costs, | adjusted fo | or Inflation | 0 | 0 | - | 8 | | 4 | Q | ω |
| | Attribute | | | | | Ye | - | õ | Re | | | 201 | 201 | 201 | 202 | 202 | 202 | 202 | 202 | 202 | 202 | 202 | 202 | 202 | 203 | 203 | 203 | 203 | 203 | 203 | 203 |
| | 19.1.6.5 | Ceilings | varies | N/A | Suspended ceiling tiles system. | 1982 | 40 | 34 | 6.00 | 2 | Suspended ceiling tiles in hall area are water stained Ceiling in mechanical room in basement has collapsed due to plumbing leak and is need of repair. Ceiling in basement mechanical room shall meet the fire separation requirement (OBC requirement) | \$ 15,000.00 | \$- | \$- | \$- | \$- | ş - | \$- | \$- | \$- | \$ - | \$- | s - | \$- | \$- | ş - | \$- | \$- | \$- | \$ - | \$- |
| | 19.1.6.6 | Interior Doors and Frames and Hardware | varies | N/A | Hollow metal doors | 1982 | 40 | 34 | 6.00 | 3 | Interior doors, frames and hardware appear to be in good condition. | s - | ş - | \$ - | s - | s - | \$ - | \$ - | \$ - | \$- | s - | \$- | ş - | \$ - | \$ - | s - | s - | \$ - | \$ - | s - | s - |
| 19.2 Electrical | | | 1 | | | | | | | | | \$ 7,500.00 | | \$ - | \$ 38,200.00 | | s - | \$ - | \$ - | \$120,000.00 | s - | \$- | s - | \$ - | \$ - | ş - | s - | \$ - | \$ - | s - | s - |
| 19.2.1 Distribution | | 1 | 1 | | Appears to be | | | [| | | | \$ 7,500.00 | ş - | \$ - | \$ 27,600.00 | \$ - | \$ - | \$ - | \$ - | \$ 55,600.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | ş - | \$ - |
| | 19.2.1.1 | Service Transformer | Pole Mounted | Unknown | Utility Owned 1-Phase service | N/A | 40 | N/A | N/A | 4 | Utility Owned | s - | \$- | \$- | \$ - | \$- | \$- | \$ - | \$- | \$- | ş - | \$- | ş - | \$- | \$- | s - | ş - | \$- | \$- | ş - | \$- |
| | 19.2.1.2 | Main Disconnect | Basement Electrical Room | Federal Pioneer | 200A, 120/240V, 1- Phase | 1982 | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | s - | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$ 2,900.00 | s - | \$- | ş - | \$- | \$- | s - | s - | \$- | \$- | s - | \$ - |
| 0.1 | 19.2.1.3 | Lighting and Distribution Panels | Various | Federal Pioneer | 200A, 120/240V, 1- Phase | 1982 | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | s - | ş - | \$ - | \$ - | \$ - | \$- | \$- | \$- | \$ 11,700.00 | s - | \$- | ş - | \$ - | \$ - | s - | s - | \$- | \$- | s - | \$ - |
| | 19.2.1.4 | Exterior Lighting | Exterior | Unknown | Appears that LED wallpack fixtures have more recently been installed. | 2012 | 40 | 4 | 36.00 | 1 | Estimate Installation Date. Generally the wall packs are in good condition. However, the wiring to the wall pack at the top of the stairs from the parking lot has exposed conductors that may be live. Required remediation as soon as possible. | \$ 7,500.00 | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$ - | \$- | \$- | \$- | \$ - | \$- | \$- | ş - | \$- |
| | 19.2.1.5 | Meter Base | Exterior | Unknown | Mater Enclosure | 1982 | 40 | 34 | 6.00 | 4 | Generally appears to be in good condition. Replace in | ş - | \$- | \$- | \$ 1,100.00 | ş - | ş - | \$ - | \$- | \$- | ş - | \$- | s - | \$- | \$- | ş - | s - | \$- | \$- | ş - | \$ - |
| | 19.2.1.6 | Interior Lighting | Various | Unknown | Fluorescent | Various | 40 | Various | Various | 4 | 5 years based on ERL Generally appears to be in good condition. Replace in 10 years based on condition rating | s - | \$- | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ 41,000.00 | s - | \$ - | \$ - | \$ - | \$ - | s - | s - | \$ - | \$ - | s - | \$ - |
| | 19.2.1.7 | Conduit and Wiring | Various | Unknown | Varying age of Conduit and Wiring | Various | 40 | Various | Various | 3 | Most Conduit and wiring not visible. Replace in 5 years based on condition rating | s - | \$- | \$ - | \$ 26,500.00 | \$ - | \$ - | \$ - | \$ - | \$- | ş - | \$- | ş - | \$ - | \$ - | s - | ş - | \$ - | \$ - | ş - | s - |
| 19.2.2 Life Safety/ Ba | arrier Free | • • | 1 | 1 | | I | | | | | | | \$ - | \$- | \$ 10,600.00 | \$ - | \$- | \$ - | \$- | \$ 64,400.00 | \$- | \$ - | \$ - | \$- | \$ - | \$- | \$ - | \$- | \$- | \$ - | \$- |
| 0.1 | 19.2.2.1 | Fire Alarm system | Various | Mircome | Appears to be addressable system c/w Bells, Pull stations and detectors | Unknown | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | \$ - | ş - | \$- | \$- | ş - | s - | \$- | \$- | \$ 29,300.00 | ş - | \$- | s - | \$- | \$- | ş - | ş - | \$- | \$- | s - | \$- |
| | 19.2.2.2 | Emergency Lighting | Various | Unknown | Emergency Battery Units c/w remote lamps | Various | 40 | Various | Various | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | ş - | \$ - | \$ - | \$ - | ş - | ş - | \$ - | \$- | \$ 23,400.00 | ş - | \$- | s - | \$ - | \$ - | ş - | ş - | \$- | \$- | ş - | ş - |
| | 19.2.2.3 | Exit Signs | Various | Unknown | Exit signs fed from Emergency Battery Units | Various | 40 | Various | Various | 4 | Appears to be in Good Condition. Replacement in future will be upgrade to green "Running Man" signage. Upgrade at next major reno | ş - | \$ - | \$- | \$ 10,600.00 | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | ş - | ş - | \$- | \$- | ş - | \$- |
| #REFI | 19.2.2.4 | Barrier Free | Front Entrance | Unknown | Barrier Free Access | Unknown | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | s - | s - | \$- | \$- | s - | \$ - | \$- | \$- | \$ 11,700.00 | s - | \$- | \$ - | \$- | \$- | s - | s - | \$- | \$- | s - | \$ - |
| 19.3 Building Mechanical 19.3.1 | | | | | | | | | | | | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ 1,300.00 \$ 1,300.00 | | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ 15,300.00 \$ 15,300.00 | | \$ - \$ - | <mark>s -</mark> s - |
| | 19.3.1.1 | Condenser | Exterior | Lennox | Serves | 2011 | 25 | 5 | 20.00 | 4 | Newer Equipment - Good Condition. No need for | | \$ - | \$ - | | ş - | | \$ - | \$ - | | | \$ - | s - | \$ - | | | ş - | \$ - | \$- | s - | s - |
| | 19.3.1.2 | Gas Fired Furnace | Utility Room | Lennox | Furnace | 2011 | 15 | 5 | 10.00 | 4 | replacement in 20 years. Newer Equipment - Good Condition. Replace in 10 years based on ERL | • | · | • | | | | \$ - | \$ - | | | | | | | | \$ - | \$ - | \$ - | | \$ - |
| | 19.3.1.3 | Rooftop Air Handling Unit | Roof | Lennox | | 2013 | 15 | 3 | 12.00 | 4 | Newer Equipment. Replace in 12 years based on ERL | ş - | \$ - | \$- | \$ - | ş - | s - | \$ - | \$- | \$ 5,900.00 | s - | \$- | s - | \$- | \$ - | \$- | \$ - | \$- | \$- | s - | s - |
| | 19.3.1.4 | Gas Fired Water Heater | Utility Room | GSW | | 2011 | 20 | 5 | 15.00 | 4 | Newer Equipment - Good Condition. Replace in 15 years based on ERL | s - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ 4,100.00 | s - | \$ - | \$ - | \$ - | \$ - | s - | s - | \$ - | \$ - | s - | \$ - |
| | 19.3.1.5 | Kitchen Hood | Kitchen | - | | N/A | N/A | N/A | N/A | 3 | Hood does not have a fire suppression system. Serves two residential gas stoves. Install fire suppression system. Need for the fire suppression system need to be verified with the Building Official | \$ - | ş - | \$ - | \$ 1,300.00 | \$ - | ş - | \$ - | \$ - | \$- | \$ - | \$- | \$- | \$ - | \$- | \$ - | ş - | \$ - | \$ - | ş - | \$- |