

EMERALD *Inspection & Consulting Services Ltd.*

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“ADDENDUM” TO ORIGINAL REPORT FROM FEBRUARY 21, 2013

**VILLAGE OF ANMORE
2697 SUNNYSIDE ROAD
ANMORE, B.C.**



PREPARED FOR: TIM HARRIS, ADMINISTRATOR

**BY
LLOYD E. LUCAS, ASCT, CPI
PROJECT BUILDING INSPECTOR**

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SUMMARY OF INSPECTION

OVERVIEW

General building systems are functional and operational for this type and age of building; however the building has areas that are of concern for this type and occupant usage. As a result the areas outlined in our report should be considered for future use and occupancy of the dwelling. We recommended that The Village of Anmore develop a priority plan and undertake targeted repairs and maintenance in areas outlined in our report. The Village of Anmore should also consider the present building use and review the information provided in the content of this report by the writer. The probable costs to remediate the building for occupant use is presented in our original Probable Costs at \$ 663,750.00 with the additional electrical and insulation values of Probable Costs at \$125,950.00 for a **Total \$789,700.00**.

The above costs are supported by our discussions with well qualified contractors and consulting engineers which have experience with the types of remediation; which the Village of Anmore faces with the existing dwelling.

Emerald Inspection & Consulting Services Ltd. would be pleased to undertake project management and consulting services for proper application and procedures of repair and maintenance or prepare drawings and specification documents for any larger remedial work to be executed. Trusting that you will find the foregoing information to be in order the writer shall be pleased to address any questions you may have regarding our submission.

Per:

Emerald Inspection & Consulting Services Ltd.



Lloyd E. Lucas, ASCT, CPI
February 26, 2013



Professional Seal

PART 2 – OBSERVATION AND DISCUSSION

2.4 ELECTRICAL

2.4.1 ELECTRICAL SERVICE

Based on my discussion and information with Mr. Tim Harris of The Village of Anmore and our site review and limited inspection of the electrical service the following is believed to be correct along with my professional opinion.

2.4.2 ELECTRICAL SYSTEM

The building electrical service is an overhead 100AMP 120/240 service. The main panel which has been modified with a split junction system has been implemented to supply service to the various additions which have been modified and renovated to accommodate the staff workplace areas. The service cables to the interior spaces are serviced with standard residential and some commercial grade cable services.

The electrical service is reasonably assumed to be functional for its intended present modified use from residential to commercial use. The system should be checked by a licensed electrical contractor for safety levels and for service over loads.

PROBABLE COSTS

Design	Demolition & Removal	Re-install of Electrical Service	Increase service from 100AMP to 200AMP
\$ 1,500.00	\$ 2,500.00	\$ 50,000.00	\$ 10,000.00
TOTAL			PROBABLE COSTS
\$64,000.00	10% CONTIGENCY	\$6,400.00	\$70,400.00

2.5 INSULATION

DESCRIPTION

The insulation levels in the original are at minimal levels and have been damaged by rodents in other areas. The present level in the roof and attic spaces are estimated at R-05 to R-07, the present insulation levels in the wall assemblies are estimated as R-0 to R-12.

OBSERVATIONS

The following observations were made during our inspection of the attic and wall spaces:

Attic Insulation – the present attic insulation levels are estimated at R-05 to R-07.

The recommended effective levels for energy efficiency are R-30 to R-40.



Attic Insulation – the present attic insulation levels at some locations are estimated at R-0

The recommended effective levels for energy efficiency are R-30 to R-40.



Attic Insulation – the present attic insulation levels at some locations are estimated at R-0 to R-05

The recommended effective levels for energy efficiency are R-30 to R-40.



PROBABLE COSTS

Design	Demolition & Removal of Old fecal and mold contaminated insulation	Re-install of New Insulation Attic Spaces	Install Insulation in Walls with No Insulation
\$ 500.00	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00
TOTAL			PROBABLE COSTS
\$50,500.00	10% CONTIGENCY	\$5,050.00	\$55,550.00