Capital Replacement Planning Workbook











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Capital Replacement Planning Workbook

This workbook:

- offers a simplified approach;
- m does not require a computer;
- gives a quick overview of your capital needs;
- is easy to update regularly; and
- is set up to allow you to enter the information into CMHC's easy-to-use Excel tool, if desired.

NOTE: The workbook does not take into consideration interest earned on the funds being set aside for the replacement reserve and will result in a more conservative estimate for the required yearly contributions to the replacement reserve.

Information required to complete the workbook

The first step of capital replacement planning is to collect information on the current condition of your property. Some organizations with a simple property use their own staff or volunteers to do the planning work. Others with more complex properties hire consultants to do some or most of the work. A simple property has only a few unit types. Their mechanical and electrical systems are easy to understand. Large projects and projects with several buildings are usually complex. High-rise buildings are likely to have complex mechanical and electrical systems.

You do not need to be an engineer or a financial whiz to understand, prepare and use a capital replacement plan.

If there are previous reports available for your property, you may already have a lot of the information that you need. If this is your first capital replacement plan, you can get a head start if you locate construction documents such as building plans and specifications. You or your property management firm may have a staff person

who has detailed knowledge about your property and technical expertise in evaluating building conditions. Building science consultants and engineers can offer specialized knowledge and expertise in evaluating your property for fees. You could try hiring consultants for only the most technical parts of the work, such as inspecting the structure or mechanical systems. Consultants' fees vary, depending on how much you ask them to do and how complex your property is. With careful scheduling, you may be able to spread the cost of their work across more than one fiscal year.

A condition survey can help you assess the remaining life of building components. The condition survey contains information about immediate or possible problems with the condition of your property. A qualified engineer, an inspector or a building science specialist usually prepares the survey, inspects the property and prepares a report with observations and recommendations. A technical audit is a more detailed study than a condition survey. It is also more expensive than a condition survey and usually not necessary for capital replacement planning.

Instructions for completing the workbook

Examples of a completed data sheet and cashflow table are included at the end of these instructions.

Step I - Record the basic information

At the top of page 1 of the capital replacement plan workbook data sheet, enter into the appropriate boxes the project name, the file number, the current date and the beginning balance of your replacement reserve (that is, what you currently have in your replacement reserve). In the inflation rate box, enter an inflation rate that you feel is appropriate, such as 2 per cent (see the Inflation rate tips). Enter the same information at the top of the cashflow worksheet.

Inflation rate tips

As a reference point, the Bank of Canada states on its website that it aims to keep inflation at the 2-per-cent midpoint of an inflation-control target range of 1 to 3 per cent. Feel free to use whatever rate you feel would be most appropriate.

Social housing projects under agreement with CMHC can contact their CMHC representative to ask about the current inflation rate to be used for capital replacement planning purposes.

An Inflation Factors Table is included on page 7 and will be referred to in step 8.

Step 2 – Review the list of building components

The workbook lists the following major categories of capital replacement: exterior; windows and doors; interior; bathroom and kitchen; appliances; heating, ventilation and air conditioning (HVAC)/plumbing/electrical; security; grounds; and other. For each category, the building components are listed in the first column and described in the second column.

- a) Go through this list and add to it as needed (for instance, identify a particular "Miscellaneous" item).
- b) Ignore any building component that doesn't apply to your building.
- c) In addition, a section named "Other" has been added to the back of the workbook to include any building component that doesn't fit in any of the pre-existing categories.

Take your time and make sure that all your building components are included in the list. If an item is not included in the list, you will not be setting money aside to replace it in the future.

Step 3 – Determine the years left of the capital items to be replaced

- a) In the years left column, note how many years are left for each component. If you are unsure of the number of years remaining for an item, use the original total life of the component less its age.
- b) Use the number from the years left column to indicate the year of replacement; for example, if there are two years left in the roof, then you know you must replace the roof in year 2.
- c) Some items might be replaced more than once in a 15year period. Feel free to include more than one year in the replacement year column for any item.

See the life expectancy guidelines at the end of the instructions as a reference when determining the life of the capital items.

NOTE: The life expectancy information listed is intended to be used as a guide only and is considered to be representative of the average useful life of building elements under normal operating conditions. It is not a substitute for informed decision making based on element-specific information. The actual life span of any building element may vary considerably depending on the service conditions it is subjected to, the design, the quality of the materials used, the quality of the installation, the environment and the level of applied maintenance.

Step 4 - Determine the cost of replacing the items

a) For each component, write down in the total cost column what it would cost to replace the item today.

NOTE: It is advisable to increase the estimated cost of each item (by 10 per cent, for example) in order to create a contingency amount in the event that the replacement cost of each item is higher than anticipated.

There are three ways to get estimates of replacement costs:

- Develop your own estimates by talking to contractors and suppliers.
- Hire a consultant.
- Use publications in your local library such as:

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- Hanscomb Yardstick for Costing, published by Southam Business Publications, and
- Means Residential Cost Handbook, published by R.S. Means Co.

Step 5 - Enter the total cost to replace each item in the appropriate year

- a) For each building component place the total cost of replacing that item under the appropriate replacement year.
- b) If the item will be replaced more than once in 15 years, place the cost under each of the appropriate years.

Example I

In the sample data sheet, the roof (line 1) has "Year 2" as the replacement year and a total cost of \$10,000.

Therefore, \$10,000 has been entered in the row for the roof (line 1) under the year 2 column.

Example 2

In the sample data sheet, the exterior/interior paint and trim (line 9) has "Year 2, 7 & 12" as the replacement years and a total cost of \$1,000. (Painting for this particular project is done every five years and costs \$1,000 each time.)

Therefore, \$1,000 has been entered in the row for the exterior/interior paint and trim (line 9) under the year 2, year 7 and year 12 columns.

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Step 6 - Calculate the totals for each main category

a) For each year, and for each main category (exterior, windows and doors, interior, bathroom and kitchen, appliances, HVAC/plumbing/electrical, security, and grounds), sum up the columns under years 1 through 15 and enter the totals on the lines marked "Subtotals -" (see line 14 in the sample data sheet for the exterior category).

Step 7 - Fill in the cashflow table

- a) Transfer the amounts you calculated in step 6 to the related columns under current cost of replacements (by year and by main category) in the cashflow table.
- b) For each year, sum up the columns and enter the totals in the total current cost of replacements (line 152).

Step 8 - Fill in the inflation factor

a) Please refer to the Inflation Factor Table found on page 7. Enter the appropriate inflation factor on line 153 for each year based on the inflation rate you selected in step 1.

Example

In the sample data sheet, the inflation rate is 2.30 per cent. If you refer to the inflation factor table under the inflation rate of 2.30 per cent, the inflation factors for years 1 to 5 are the following:

Year 1	1	1.0230
Year 2	1	1.0465
Year 3		1.0706
Year 4		1.0952
Year 5		1.1204

These are the amounts shown for years 1 to 5 on line 153 for the inflation factors.

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Step 9 - Calculate the future cost of replacements for each year

a) Calculate the future cost of replacements (line 154) for each year by multiplying the total current cost of replacements (line 152) for each year by the inflation factor (line 153) for that year.

Example

In the sample cashflow table, year 1 has the following data:
- Total current cost of replacements (line 152): \$2,000

- Inflation factor (line 153):

1.0230

To calculate the future cost of replacements (line 154) for year 1, multiply the total current cost of replacements (line 152) by the inflation factor (line 153) as follows: Future cost of replacements (line 154) for year $1 = \$2,000 \times 1.0230 = \$2,046$.

Step 10 - Finalize the cashflow table

- a) In the cashflow section, the beginning balance in the replacement reserve (line 155) for year 1 is the beginning balance in the replacement reserve identified at the top of the page. Then, enter the amounts from line 154 in line 157 for each year.
- b) Choose an amount to enter into the total contributions (line 156) for each year. Completing this section might take a few attempts. Calculate the ending balance in the replacement reserve (line 158) as instructed below in steps 10 c) and d). The contributions for each year must be large enough to provide a balance in the replacement reserve that can meet the future cost of replacements. Adjust the yearly total contributions and recalculate the replacement reserve balance until the amounts for each year are appropriate.

- c) The ending balance in the replacement reserve (line 158) for each year is calculated by adding the total contributions (line 156) to the beginning balance in the replacement reserve (line 155) and removing from that the total future cost of replacements (line 157).
- d) The beginning balance for year 2 is the ending balance from year 1, and so on.

NOTE: The appropriate total contribution amounts (line 156) will have to be determined by you. If at any point the balance in the replacement reserve is negative, this indicates that the contributions are not large enough. It is also advisable to have a buffer in the replacement reserve for emergency repairs or in the event that some replacements cost more than anticipated.

Example

In the cashflow table, the beginning balance for year 1 (line 155) will be \$20,000 (this amount corresponds to the beginning balance in the replacement reserve from the data sheet); the total contributions (line 156) will be \$14,000; and the total future cost of replacements (line 157) will be \$2,046. The resulting ending balance in the replacement reserve at year 1 (line 158) will therefore be \$31,954. The ending balance from year 1 will be the beginning balance for year 2 (\$31,954).

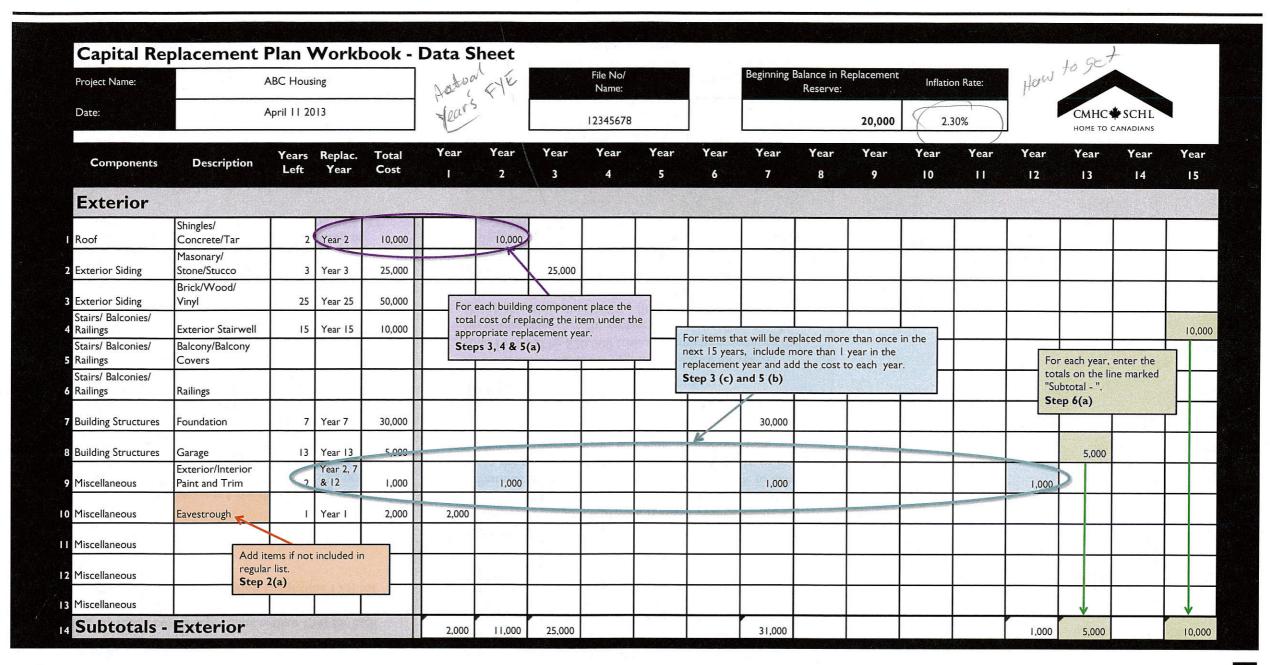
Ending balance in replacement reserve for year 1 = beginning balance for year 1 + total contributions for year 1 - total future cost of replacements for year 1

= \$20,000 + \$14,000 - \$2,046 = \$31,954

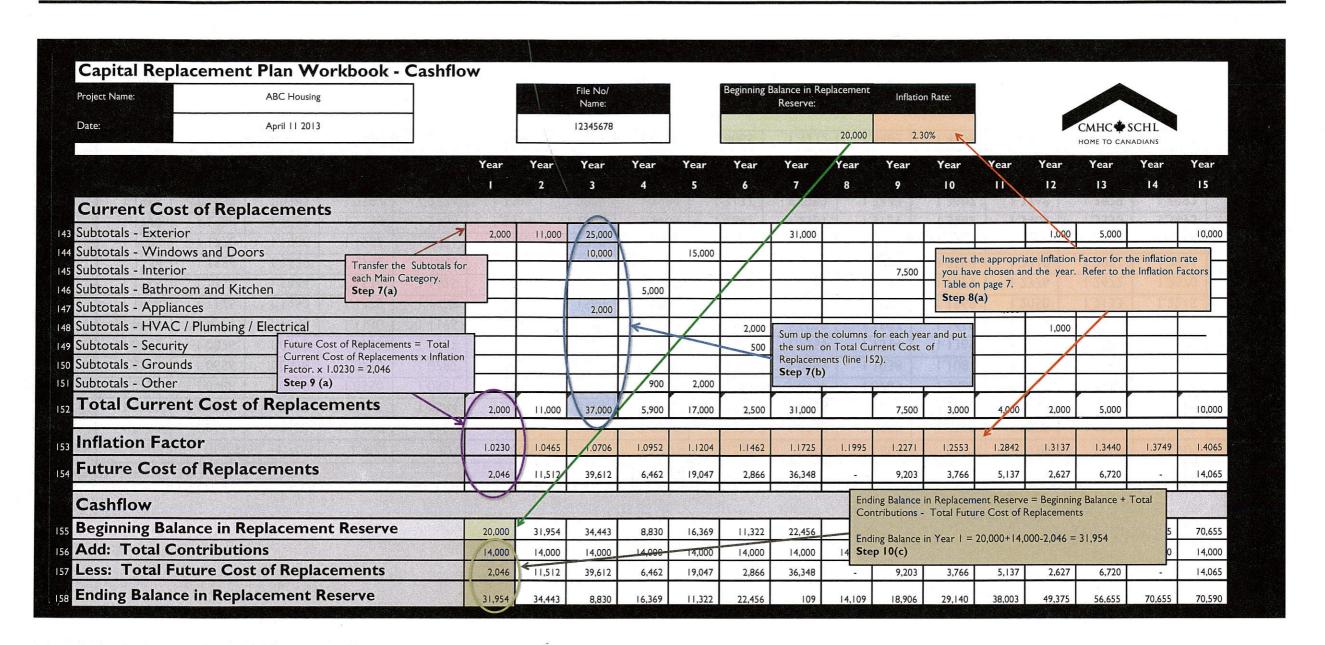
Therefore, by contributing \$14,000 each year to its replacement reserve fund, the sample housing project can address the capital replacements listed in the plan and have a reserve of funds for unplanned repairs.

Capital Replacement Planning Workbook Canada Mortgage and Housing Corporation

Data Sheet Example



Cashflow Example



Capital Replacement Planning Workbook

Inflation Factors Table

# of							1	Inflatio	n Rate							
Years	1.50%	1.60%	1.70%	1.80%	1.90%	2.00%	2.10%	2.20%	2.30%	2.40%	2.50%	2.60%	2.70%	2.80%	2.90%	3.00%
1	1.0150	1.0160	1.0170	1.0180	1.0190	1.0200	1.0210	1.0220	1.0230	1.0240	1.0250	1.0260	1.0270	1.0280	1.0290	1.0300
2	1.0302	1.0323	1.0343	1.0363	1.0384	1.0404	1.0424	1.0445	1.0465	1.0486	1.0506	1.0527	1.0547	1.0568	1.0588	1.0609
3	1.0457	1.0488	1.0519	1.0550	1.0581	1.0612	1.0643	1.0675	1.0706	1.0737	1.0769	1.0800	1.0832	1.0864	1.0895	1.0927
4	1.0614	1,0656	1.0698	1.0740	1.0782	1.0824	1.0867	1.0909	1.0952	1.0995	1.1038	1.1081	1.1125	1.1168	1.1211	1.1255
5	1.0773	1.0826	1.0879	1.0933	1.0987	1.1041	1.1095	1.1149	1.1204	1.1259	1.1314	1.1369	1.1425	1.1481	1.1537	1.1593
6	1.0934	1.0999	1.1064	1.1130	1.1196	1.1262	1.1328	1.1395	1.1462	1.1529	1.1597	1.1665	1.1733	1.1802	1.1871	1.1941
7	1.1098	1.1175	1.1252	1.1330	1.1408	1.1487	1.1566	1.1645	1.1725	1.1806	1.1887	1.1968	1.2050	1.2133	1.2215	1.2299
8	1.1265	1.1354	1.1444	1,1534	1.1625	1.1717	1.1809	1.1902	1.1995	1.2089	1.2184	1.2279	1.2376	1.2472	1.2570	1.2668
9	1.1434	1.1536	1.1638	1.1742	1.1846	1.1951	1.2057	1.2163	1.2271	1.2379	1.2489	1.2599	1.2710	1.2821	1.2934	1.3048
10	1.1605	1.1720	1.1836	1.1953	1.2071	1.2190	1.2310	1.2431	1.2553	1.2677	1.2801	1.2926	1.3053	1.3180	1.3309	1.3439
11	1.1779	1.1908	1.2037	1.2168	1.2300	1.2434	1.2568	1.2705	1.2842	1.2981	1.3121	1.3262	1.3405	1.3550	1.3695	1.3842
12	1.1956	1.2098	1.2242	1.2387	1.2534	1.2682	1.2832	1.2984	1.3137	1.3292	1.3449	1.3607	1.3767	1.3929	1.4092	1.4258
13	1.2136	1.2292	1.2450	1.2610	1.2772	1.2936	1.3102	1.3270	1.3440	1.3611	1.3785	1.3961	1.4139	1.4319	1.4501	1.4685
14	1.2318	1.2489	1.2662	1.2837	1.3015	1.3195	1.3377	1.3562	1.3749	1.3938	1.4130	1.4324	1. 4 521	1.4720	1.4922	1.5126
15	1.2502	1.2688	1.2877	1.3068	1.3262	1.3459	1.3658	1.3860	1.4065	1.4272	1.4483	1.4696	1.4913	1.5132	1.5354	1.5580

Capital Replacement Planning Workbook

Canada Mortgage and Housing Corporation

Life Expectancy Guidelines of Building Elements

The data comes from Service Life of Multi-unit Residential Building Elements and Equipment published by Canada Mortgage and Housing Corporation in May 2000. It is based on a survey of experienced building professionals across Canada from information dated February 29, 1996. This provided real life, non-theoretical estimates of service life (useful life) for over 230 building components.

NOTE: *The information below is dated February 29, 1996. It is accompanied by this note: "The following life expectancy information is intended to be used as a guide only and is considered to be representative of the average useful life of building elements under normal operating conditions. It is not a substitute for informed decision making based on element specific information; the actual life span of any building element may vary considerably depending on the service conditions it is subjected to, the design, the quality of materials used, the quality of installation, the environment and the level of applied maintenance".

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Serviçe Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
BUILDI	NG STRUCTURE					
1.	I Foundation Walls	Damp-proofing	23	32	28	n/a
1.	2	Structural Concrete Failure	28	38	33	n/a
BUILDII	NG EXTERIOR			(1) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4		
2.1	Exterior Walls	Precast Concrete Panels	34	49	42	n/a
2.2		Brick Veneer	27	42	35	20
2,3		Curtain Wall	26	44	35	25
2.4		Stucco	17	25	21	20
2.5	Balcony Decks	Concrete	21	29	25	n/a
2.6		Concrete Topping/Waterproofing	!2	20	16	n/a
2.7	Balcony Railings	Painted Iron Railings	Ш	18	15	15
2.8		Aluminum Railings	20	30	25	15
_ 2.9		Precast Concrete	23	32	28	n/a
2.10		Glass Panels with Steel/Metal	. 19	27	23	n/a
2.11	Windows	Metal Casement	19	28	24	15 (general)
2.12		Metal Double-Hung	18	26	22	15 (general)
2. 3		Vinyl Casement	15	23	19	I5 (general)
2,14		Vinyl Double-Hung	13	22	· 18	15 (general)
2.15		Metal Sliding	18	27	23	15 (general)
2.16	Doors (Exterior/Balcony)	Sliding Metal/Glass	18	24	21	20
2.17		Solid Wood/Composite	14	20	17	20
2.18			8	13		10
2.19	Exposed Flashing	Sheet Metal	18	29	24	10 to 25
2.20		Non-Metallic	13	22	18	15 to 25

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
BUILDIN	NG INTERIOR					
3.1	Ceilings: Common Area	Painted Concrete	23	36	30	n/a
3.2		Plastered Concrete	19	30	25	n/a
3.3		Drywall	18	27	23	20
3.4	Ceilings: Service Area	Painted Concrete	23	37	30	n/a
3.5		Plastered Concrete	20	31	26	n/a
3.6		Drywall	19	27	23	20
3,7	Walls: Common Area	Concrete Block Glazed	29	44	37	n/a
3.8		Concrete Block Painted	24	36	30	n/a
3,9		Drywall	18	29	24	15
3.10		. Ceramic Tiles	16	27	22	n/a
11,8		Stone Veneer	25	41	33	n/a
3.12	Walls: Service Area	Concrete Block Glazed	29	43	36	n/a
3.13		Concrete Block Painted	24	37	31	n/a
3.14		Drywall Drywall	16	25	21	15
	GINTERIOR Floors:	C. T.	17			
	Common Area	Ceramic Tiles	17	29	23	20
3.16	<u> </u>	Carpeting	7	12	01	10
3.17		Terrazzo	28	47	38	n/a
3.18		Vinyl Tiles	10	16	3	10
	Floors: Service Area	Concrete	2.5	38	32	n/a
3.20		Vinyl Tile/Linoleum	10	17	14	10
	Stairway Treads	Concrete	25	38	32	n/a
3.22		Metal Pans with Poured Concrete	22	33	28	n/a
	Stairway Handrails	Painted Iron	18	26	22	n/a
3,24	Doors; Common Area	Hollow Metal/Metal Clad	16	26	21	15
3.25		Wood/Wood Composite	12	20	16	15
3.26	Doors: Service Area	Hollow Metal/Metal Clad	15	25	20	15
3.27	Doors: Units	Wood/Wood Composite	14	23	19	15
3.28	Plumbing Fixtures	Common Laundry Facilities	12	19	16	10 to 20
3.29		Janitor's Room(s)	16	24	20	10 to 20
3.30	Panic Hardware		11	18	15	15

			Service Life	Service Life	Median Service	Ontario Housing
			Low End	High End	Life	Corporation
Ref.	Building	Material or	Average	Average	(L+H)/2	Life Expectancy*
No.	Element	Equipment Type	(Yrs.)	(Yrs.)	(Yrs.)	(Yrs.)
LEVATO	70 0					
						1907 - 1908
	Elevator	Hoisting Equipment	19	30	25	20
4.2		Motor	15	23	19	20
4.3		Electrical Controls/Equipment	16	24	20	15
4.4		Cab Structure	19	30	25	n/a
4.5		Interior Finishes of Cab	10	18 	14	15
OOFIN	IG					
	Roofs (Conventional)	Modified Bitumen	17	27	22	15
5.2		Built-up Roofing (BUR)	16	24	20	15
5,3		Single-Ply	14	23	19	20
	Roofs (Inverted)	Modified Bitumen	18	26	22	20
5,5		Built-up Roofing (BUR)	18	27	23	15 to 20
5.6		Single-Ply	16	24	20	20
	Parapets	Concrete	21	33	27	n/a
	Base & Cap Flashing	Sheet Metal	15	24	20	25
5.9		Non-Metallic	14	21	18	15 to 25
5.10	Landscaped Terrace	Wood Deck	12	18	15	10
5.[]		Concrete on Raised Floor	19	28	24	15
	G GARAGE HED / OPEN Parking Gara		in the second se			
	Deck/Roof	Waterproofing	13	20	17	15
6.2	Walls	Structural Failure	26	39	33	n/a
6.3	Columns	Structural Failure	29	40	35	n/a
6.4	Drainage System		21	32	27	25
	Ramps	Structural Failure	2	32	27	10 (repairs)
6.6		Snow Melting Electrical Cables	12	18	15	10
6.7		Glycol Ramp Heating System	12	17	15	n/a
	Lighting Fixtures *	Fluorescent	10	20	15	15
6.9		Incandescent	10	21	16	15
	Overhead Doors	Aluminum	9	14	12	10
6.11		Steel	10	18	. 14	10
6.12		Hoist System / Controls	7	14	П	10
	Exterior Doors	Metal/Metal Clad	13	23	18	20
_	GROUND Parking Garage					
6.14	Walls	Waterproofing	17	30	24	15
	-	Structural Failure	30	44	37	n/a
6.15	L					

			Service	Service	Median	Ontario
			Life	Life	Service	Housing
р. с	D. U.E.	M	Low End	High End	Life	Corporation
Ref. No.	Building Element	Material or Equipment Type	Average (Yrs.)	Average (Yrs.)	(L+H)/2 (Yrs.)	Life Expectancy* (Yrs.)
	Drainage System	Edgibinest Type	20	35	28	25
	Ramps	Structural Failure	23	37	30	10 (repairs)
	Lighting Fixtures *	Fluorescent	10	19	15	16 (repairs)
6,20		Incandescent	10	18	14	15
	Overhead Doors	Aluminum	10	16	13	10
6.22		Steel	12	20	16	10
6.23		Holst System / Controls	8	14	11	10
6.24	Exterior Doors	Metal/Metal Clad	12	23	18	20
	Ventilation/		12	21	17	n/a
	Exhaust Fan(s)			_,	''	
6.26	Heating System		14	25	20	n/a
6.27	CO Control		10	15	13	n/a
	System					
	Sprinklers	Dry	17	30	24	n/a
6.29		Wet	18	30	24	n/a
	Fire Extinguishers		7	17	12	n/a
6.31	Fire Hoses		8	16	i2	n/a
IN TOTAL	ICAL SYSTEMS					
ELEC IN	ICAL STSTEPIS			:		
7.1	Transformer		25	39	32	n/a
	Vault			• .		
7.2	Main Panel	Circuit Breaker	20	31	26	15 (general)
7.3		Fused Switch	19	29	24	15 (general)
7.4	Intermediate	Circuit Breaker	19	29	24	15 (general)
	Panel					
7.5		Fused Switch	18	28	23	15 (general)
	Transformers	Delta Configuration	20	27	24	25
7.7	C t. D. I	"Y" Configuration	20	27	24	25
7.9	Suite Panel	Plug Fuse Circuit Breaker	17	28	23	15 (general)
	Mataria		18	30	24	15 (general)
7.10	Metering	Bulk Individual	25 24	56 37	41 31	n/a n/a
	Distribution	Bus Duct:	27	4	34	15 (general)
7.12	Distribution	Cable	27	42	35	15 (general)
	Wiring	Copper	24	39	32	25
7.15		Aluminum	19	41	30	25
	Fire Alarm	Control/Annunciator Panel	15	23	19	15
	(Updated)			20	''	
7.17		Pull Stations	16	27	22	15
7.18		Alarm Devices (Bells, Horns,	15	26	21	[5
		Speakers)				
	Smoke Detector	Battery Powered	6	11	9	15
7.20		Hard Wired	01	18	14	15
	Heat Detector		il	19	15	15
	Emergency Power	Battery	6	01	8	15
7.23		Generator - Diesel	21	32	27	25

			Service	Service	Median	Ontario.
			Life	Life	Service	Housing
			Low End	Hìgh End	Life	Corporation
Ref.	Building	Material or	Average	Average	(L+H)/2	Life Expectancy*
No.	Element	Equipment Type	(Yrs.)	(Yrs.)	(Yrs.)	(Yrs.)
7.24		Generator - Gas	19	28	24	25
7.25	Building Entry System	Intercom System	13	21	17	15
7.26		Panel Connected to Telephone System		31	24	n/a
7.28	Entry Security System	Card Reader System	10	17	14	15
7.29		Closed Circuit Camera System	9	15	12	15
7.30	Television	Master Antenna	14	19	17	15
7.31		Cable	17	24	21	n/a
7.32		Satellite Dish	9	17	13	n/a
7.33	Lighting Fixtures	,	4	22	18	10
7.34	Common Area	24-Hr. Oper.: Fluorescent	10	16	13	10
7.35		24-Hr. Oper:, Incandescent	П	16	14	10
7.36		Non-24 Hr. Oper.: Fluorescent	10	16	13	10
7,37		Non-24 Hr. Oper.: Incandescent	П	16	14	10
7.38	Service Area	24-Hr. Oper.; Fluorescent	01	16	13	10
7.39		24-Hr. Oper:, Incandescent	12	17	15	10
7.40		Non-24 Hr. Oper.: Fluorescent		17	14	10
7.41		Non-24 Hr. Oper.: Incandescent	- 11	16	14	10
7.42	Exterior	Fluorescent	7		9	15
7.43		Incandescent	7	П	9	15
7.44		High Intensity Discharge (HID)	12	18	15	15
MECHA	NICAL SYSTEMS					
8.1	Heating System Using:	Oil	18	26	22	20
8.2		Gas	17	26	22	20
8.3		Electric	20	29	25	20
8.4	Central System	Hot Water	20	30	25	2.5
8,5		Water Heat Pump	- 11	18	15	15
8.6		Steam_	21	32	27	20
8.7		Central Chiller	19	28	24	n/a
	Heating in Suite	Radiation - Electric	18	28	23	20
8.9		Radiation - Hydronic	22	32	27	25
8.10		Fan Coil - Electric	14	21	18	20
8.11		Fan Coil - Hydronic	15	25	20	25
8.12		Air-to-Air Heat Pump	П	17	14	15 .
8.13		Incremental Unit		18	15	n/a
8.14		Individual Controls	11	19	15	15
	Cooling	Centrifugal Chiller	19	27	23	15 to 20 (general)
8.16		Absorption Chiller	16	19	18	15 to 20 (general)
8.17		Open Loop Cooling Tower	20	28	24	15 to 20 (general)
8,18		Closed Loop Cooling Tower	20	28	24	15 to 20 (general)
91.8		Roof Mounted Air Cooled Water Chiller	15	20	18	15 to 20 (general)

	. "		Service	Service	Median	Ontario
			Life	L ife	Service	Housing
			Low End	High End	Life	Corporation
Ref.	Building	Material or	Average	Average	(L+H)/2	Life Expectancy*
No.	Element	Equipment Type	(Yrs.)	(Yrs.)	(Yrs.)	(Yrs.)
	Pipe Distribution	Pumps	8	17	I3	25
8.21	(Heating/Cooling Syst.)	Chemical Treatment	8	14	11	15
8,22		Controls	Н	19	15	15
8.23		Valves	П	19	15	20
8.24		Pipes	19	32	26	20
8.25		Insulation	18	30	24	20
8.26	Corridor Air Make Up	Fan Only	9	18	14	15 (general)
8.27	•	Built-Up Unit (BUU)- Heated: Gas-Fired Unit	14	22	18	I5 (general)
8.28		BUU - Heated: Glycol Coil	15	22	19	15 (general)
8.29		BUU - Heated: Hot Water Coil	16	23	20	15 (general)
8.30		BUU - Cooled: Direct Expansion System	15	23	19	15 (general)
8.31		BUU - Cooled: Chilled Water Coil	15	22	19	15 (general)
8.32		BUU - Cooled; Other	16	23	20	15 (general)
8.33		Roof Top Combined Unit Heated:Gas-Fired Unit	15	2.2	19	15 (general)
8.34		RTCU - Heated: Glycol Coil	14	21	18	15 (general)
8.35		RTCU - Heated: Hot Water Coil	14	20	17	15 (general)
8,36		RTCU - Cooled: Direct Expansion System	14	20	17	15 (general)
8.37		RTCU - Cooled: Chilled Water Coil	14	21	18	15 (general)
8.38		RTCU - Cooled: Other	14	19	17	15 (general)
8.39	Roof Top Exhaust Fans	Central Duct System	16	24	20	20
8.40		In-Suite Bathroom Fan(s)	11	19	15	15
8.41		In-Suite Kitchen Fan(s)	ii ii	18	15	15
8.42	Domestic Cold Water	Booster Pump	· 12	19	16	20
8.43		Meter	17	28	23	20
8.44		Copper Pipes	25	38	32	25
8.45		Galvanized Pipes	19	29	24	15
8.46		PVC Pipes	21	33	27	n/a
8.47		Suite Shut-Off	14	23	19	15
8.48		Riser Shut-Off	14	25	20	15
	Domestic Hot Water	Central Oil	12,	18	15	12 (general)
8,50		Central Gas	13	21	17	12 (general)
8.51		Central Electric	15	23	19	l 2 (general)
8,52		In-Suite Oil	10	15	13	12 (general)
8.53		In-Suite Gas	12	19	16	I2 (general)
8.54		In-Suite Electric	10	15	13	l 2 (general)
8.55		Central Tank Lining	12	21	17	l 2 (general)
8.56		Central Tank Sterilization	5	9	7	n/a

Capital Replacement Planning Workbook - Life Expectancy Guidelines of Building Elements

			Service	Service	Median	Ontario
			Life	Life	Service	Housing
	B 415	M	Low End	High End	Life (L+H)/2	Corporation Life Expectancy*
Ref.	Building Element	Material or	Average (Yrs.)	Average (Yrs.)	(Yrs.)	(Yrs.)
No.	Element	Equipment Type			_	
8,57		Suite Shut-Off		22	18	20
8.58		Riser Shut-Off	14	22	18	20
8.59		Recirculating System	14	21	18	20
	Sprinkler	Pumps	16	24	20	25 (general)
8.61		Dry Valves	18	32 .	25	25 (general)
8.62		Wet Valves	19	32	26	25 (general)
8.63		Valve Control Devices	14	21	18	25 (general)
8.64		Sprinkler Heads	20	34	27	25 (general)
8.65		Pipes	19	32	26	25 (general)
8.66	Fire Hose Cabinets	Access Doors	22	32	27	n/a
8.67	Cabinets	Hose	10	18	14	10
8.68		Fire Extinguishers	8	17	13	10
8.69		Valves/Hoses' Nozzles	13	22	18	n/a
	Sanitary Sewer	Cast Iron	27	42	35	25 (general)
8.71	Sanitary Sewer		26	40	33	25 (general) 25 (general)
8.72		Copper Aluminum	27	38	33	
8.73		PVC	21	35	28	25 (general) 25 (general)
-7	C+ C		24	37		
8.75	Storm Sewer	Concrete Transite Pipe	28	45	31	25 (general)
8.76		Cast Iron Pipe Area/Roof Drains - Full Flow	28	36	30	25 (general)
8.77		Area/Roof Drains - rull Flow Area/Roof Drains - Control Flow	24	35	30	25 (general)
8.78		Catch Basins	22	37	30	25 (general)
						25 (general)
		Aluminum	20	27	24	n/a
	(UL Rated)	Stainless Steel	21	32		n/a
8.81 8.82		Welded	26	38	32 34	n/a
		Riveted	19	48		n/a
8,83 8,84		Self Latching Doors	8	16	12	n/a
8.85		Self Closing Doors	12	15	12	n/a
		Fire Rated Doors	· · · · · · · · · · · · · · · · · · ·	20		n/a
8.86	Compactor	The second secon	14	22	18	15
SWIMM	ING POOLS					
9.1	Swimming Pools	Filtration System	10	16	13	15
9.2		Pool Deterioration due to Moisture	8	12	10	15 to 20
9.3		Major Cracking/Leakage		16	14	15 to 20
9.4		Water Supply/Drainage System	14	22	18	15

Canada Mortgage and Housing Corporation receeved the contract of the c

Year 1 - Exterior

Project Name:								File No/			Beginning	Balance in R Reserve:	eplacement	Inflatio	on Rate:				
Date:								Name:				Keserve:					CMHC*	SCHL	l
Building Components	Description	Years Left	Replac. Year	Total Cost	Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year	Year 10	Year 	Year 12	Year 13	Year 14	Year 15
Exterior		10 mm (10 mm)			9 (1) 10 (1) 11 (1)											12			
I Roof	Shingles/ Concrete/Tar	:	=		A Section of the Sect														
2 Exterior Siding	Masonary/ Stone/Stucco				entre il Commence della Commence del														
3 Exterior Siding	Brick/Wood/ Vinyl															***************************************			
Stairs/ Balconies/ 4 Railings	Exterior Stairwell															<u></u>			
Stairs/ Balconies/ 5 Railings	Balcony/Balcony Covers			_									-						
Stairs/ Balconies/ 6 Railings	Railings			-															
7 Building Structures	Foundation																		
8 Building Structures	Garage				11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						i			•					
9 Miscellaneous	Exterior/Interior Paint and Trim																		
I Miscellaneous			i															•	
II Miscellaneous																			
12 Miscellaneous																			
Miscellaneous					Community of the Commun			-											
Subtotals -	Exterior	7. j																	

Year 1 - Windows and Doors

Building Components	Description	Years Left	Replac. Year	Total Cost	Year !	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Windows	and Doors								: ". :										
15 Windows	Windows				Section with the section of the sect							1 12 14 14 14					1-2617-541		5.410-3.7518
16 Windows	Frame/Sealing	,			N. O. S.														
17 Doors	Exterior				55														
8 Doors	Frame/Sealing																		
19 Miscellaneous																			
Miscellaneous																			
Miscellaneous	,																		
2 Miscellaneous																			
Miscellaneous					·														
4 Miscellaneous		<u> </u>			-														
Miscellaneous																			
Miscellaneous		-			1-0 A														
Miscelfaneous					A:										-				
Miscellaneous																			
9 Miscellaneous																			
Subtotals	- Windows a	and D	oors	'e'															

Year 1 - Interior

D. 11.11		V	DI	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Building Components	Description	Years Left	Replac. Year	Cost	ا	2	3	4	5	6	7	8	9	10	II	12	13	14	15
Interior		A Maria Control of the Control of th		1000年110日				The state of the s		-					Alleria Transla Alfalika Tewasi M				
31 Doors	Interior doors (bed/bathroom)																		
32 Stairs/ Railings	Interior Stairwell																		
33 Stairs/ Railings	Railings						•							***					
34 Walls/Flooring	Walls				3														
35 Walls/Flooring	Ceilings				· · · · · · · · · · · · · · · · · · ·														
36 Walls/Flooring	Flooring		•		Walter Company														
37 Miscellaneous	Insulation					. :								***************************************					
38 Miscellaneous	:			The state of the s	A STANKE									"					
39 Miscellaneous		<u> </u>		1 or Manus America And We	A THE STATE OF THE														
40 Miscellaneous				NAMES BLAND FOR STATE OF STATE															
41 Miscellaneous																			
42 Miscellaneous	·																		
43 Miscellaneous																			
44 Miscellaneous				i.	e de la companya de l														
45 Miscellaneous				To the state of th															
46 Subtotals	-Interior				C						-								

Capital Replacement Planning Workbook – Year I

Year 1 - Bathroom and Kitchen

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Bathroon	and Kitcher	1					100												i sa a jaka
Bathroom	Toilets												-						
Bathroom	Sinks																i		
9 Bathroom	Vanities .																		
Bathroom	Tub/Shower																		
Bathroom	Medicine Cabinets												-1.11						
2 Bathroom	Ceramic/Caulking																		
3 Kitchen	Kitchen Hoods																		:
4 Kitchen	Counters																		
Kitchen	Cabinets																		
6 Kitchen	Sinks/Faucets	<u> </u>									-								
7 Miscellaneous																			
Miscellaneous					- The same of the					:									
9 Miscellaneous					Committee of the commit		<u> </u>				<u></u>								
0 Miscellaneous																			
Miscellaneous												_							
Subtotals -	- Bathroom a	nd Ki	tchen																

Year 1 - Appliances

Building	D. Carre	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Appliance	S					an in the second second				i j									
3 Kitchen	Stove 24"/ Stove Top																		
4 Kitchen	Fridge																		
5 Kitchen	Oven/ Wall Oven				1														
Kitchen	Dishwasher				TO THE STATE OF TH													-	- 10.
7 Miscellaneous	Washer	<u></u>																	
Miscellaneous	Dryer																		
Miscellaneous																			
Miscellaneous																			
Miscellaneous																			
2 Miscellaneous																			
Miscellaneous																			
Miscellaneous													_						
5 Miscellaneous																			
Miscellaneous																			
Miscellaneous					The state of the s														
Subtotals	- Appliances	1 (1) 1 (1) 1 (1)	ildigi Militari Militari																

Year 1 - HVAC/Plumbing/Electrical

Building Components	Description	Years Left	Replac. Year	Total Cost	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
					1	2	3	4	5	6	7	8	9	10	11	12	.13	14	15
	lumbing / El	ectric	al																
Heating/Ventilation Systems	Furnace						-							i					
Heating/Ventilation Systems	Air Conditioning/ Central AC	<u> </u>					`.												
Plumbing	Hot Water Tanks																		
Miscellaneous	Electrical Supplies				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1														
Miscellaneous	Plumbing Supplies																		
Miscellaneous				Au C			-												
Miscellaneous				100 mg															
Miscellaneous				24															lan
Miscellaneous		<u> </u>																	
Miscellaneous				Service Services														·	
Miscellaneous				<u>п</u>															
Miscellaneous								:											
Miscellaneous												·							
Miscellaneous																			
Miscellaneous				1 (20) (20)															

Year 1 - Security

						.,,.					v								
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 	Year 12	Year 13	Year 14	Year 15
Security																			
Emergency 95 Equipment	Security System																		
Emergency 96 Equipment	Emergency Exits			111 * 171 VIII															
Emergency 97 Equipment	Emergency Lighting			a service of the Sa Const.		-													
Emergency 98 Equipment	Extinguishers/ Sprinkler System				5 														
Emergency 99 Equipment	Monoxide Detection																		
Stairs / Balconies / 100 Railings	Emergency Stairwell																	*****	:
Miscellaneous									-										
Miscellaneous																			<u> </u>
Miscellaneous														···					
04 Miscellaneous																			
05 Miscellaneous								· . ·				•							
Miscellaneous									·										<u> </u>
Miscellaneous				KO KRISTIA															
Miscellaneous																			
Miscellaneous			20 BH 1, 191	: :				-											
Subtotals -	Security							L											

Capital Replacement Planning Workbook – Year | Canada Mortgage and Housing Corporation

Year 1 - Grounds

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grounds																			174 - 174 174 -
Exterior Grounds/ Maintenance	Asphalt											# w	B-15-76-11-76				9 (2) (30) (30) (31) (4)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Exterior Grounds/ 112 Maintenance	Sidewalks								ļ			1.00							
Exterior Grounds/ 113 Maintenance	Closing															1			
Exterior Grounds/	Decks/Deck covering																		
Exterior Grounds/ 115 Maintenance	Fencing				THE REPORT OF THE PERSON OF TH														
16 Miscellaneous				Į.															
II7 Miscellaneous																			
Miscellaneous										-									
119 Miscellaneous		ļ				48													
Miscellaneous		ļ															.,		
Miscellaneous		ļ	:		5 y - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -					·									
Miscellaneous		<u> </u>	_	17 	The state of the s														
Miscellaneous		<u> </u>																	
Miscellaneous		<u> </u>																	
125 Miscellaneous		ļ,																	
Subtotals - 6	irounds		i Abeli																

Year 1 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year 10	Year 11	Year	Year 13	Year	Year
Other					A comment of the comm	2	3	4	5	6	7	8	9			12	:	14	15
127				<u> </u>						2.844				51.244 D	i firmakilen.				
128	·				1000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1														
129																			
130																			
131					H. Arrange and A. Arr														·
132														-					
133					Control of the contro											1			
134					**************************************						<u> </u>	<u></u>							
135						<u> </u>	<u> </u>		-										**************************************
136	-11	-			CONTRACTOR OF THE CONTRACTOR O							-							
137					Market Stock and											<u> </u>			
139	···																		
140				-	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -											<u> </u>			· · · · · · · · · · · · · · · · · · ·
[4]				• • • • • • • • • • • • • • • • • • • •	A Company														
Subtotals - C	Other																	:	

Capital Replacement Planning Workbook – Year I

Year 1 - Cashflow

Project Name:			File No/ Name:				nning Bala cement Re		Inflatio	n Rate:		_			
Date:												Н	CMHC S	CHL	
	Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year	Year	Year 13	Year	Year 15
Current Cost of Replacements							, 			10	''				
Subtotals - Exterior	-		50 00000000000000000000000000000000000			Ī	<u> </u>				!	· · · ·			Ang Rosel
Subtotals - Windows and Doors	1		 					 	<u> </u>				 		
Subtotals - Interior	Į.	†	<u> </u>												
Subtotals - Bathroom and Kitchen	5	1							·				<u> </u>		
Subtotals - Appliances		1											•		
Subtotals - HVAC / Plumbing / Electrical						İ							 	·	
Subtotals - Security													 		
Subtotals - Grounds	Y WASHINGTON TO THE PARTY OF TH											***			
Subtotals - Other															
Total Current Cost of Replacements															
Inflation Factor	7						· 								
Future Cost of Replacements	Control of the contro														
Cashflow				-									-		
Beginning Balance in Replacement Reserve								1		1::1:	234 24 J 1500	Transport	T		<u> </u>
Add: Total Contributions		 	-	-									<u> </u>	l	
Less: Total Future Cost of Replacements		1													
Ending Balance in Replacement Reserve	**	 													\vdash

Workbook - Year 2

Capital Replacement Planning Workbook – Year 2

Year 2 - Exterior

Project Name:							:	File No/ Name:			Beginning	Balance in R Reserve:	.eplacement	Inflatio	on Rate:				
Date:								Name:				Keserve:					CMHC*		ı
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 	Year 12	Year	Year	Year 15
Exterior			-														: . ·	e the tight	
l Roof	Shingles/ Concrete/Tar								This Hain simming										
2 Exterior Siding	Masonary/ Stone/Stucco															·			
3 Exterior Siding	Brick/Wood/ Vinyl			-	in the second se														
Stairs/ Balconies/ 4 Railings	Exterior Stairwell				Alva di di di														
Stairs/ Balconies/ Railings	Balcony/Balcony Covers																		
Stairs/ Balconies/ 6 Railings	Railings																		
7 Building Structures	Foundation																·		
8 Building Structures	Garage														·				
9 Miscellaneous	Exterior/Interior Paint and Trim																		
Miscellaneous																			
Miscellaneous																			
Miscellaneous														·					
Miscellaneous																			
14 Subtotals -	Exterior				100 101 101														

Year 2 - Windows and Doors

Building	Description	Years	Replac.	Total	Year	Year	Year-	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Везеприон	Left	Year	Cost	1	2	3	. 4	5	6	7	8	9	10	1 11	12	13	14	15
Windows	and Doors		Manager and American State of the Control of the Co										i d						
5 Windows	Windows						*****												
6 Windows	Frame/Sealing		<u> </u>			<u> </u>	··												
7 Doors	Exterior																		
8 Doors	Frame/Sealing				·]					<u></u>									
9 Miscellaneous																			
0 Miscellaneous						i													
l Miscellaneous																			
2 Miscellaneous							-00.00												
3 Miscellaneous	·																		
4 Miscellaneous																			
Miscellaneous																			
6 Miscellaneous																			
7 Miscellaneous																			
8 Miscellaneous																			
9 Miscellaneous					25 V. C.														
Subtotals	- Windows a	and D	oors																

Year 2 - Interior

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	.Year	Year	Year
Components		Left	Year		, I	2	3	4	5	6	7	8	9	10	П	12	13	14	15
Interior								ANCE NATIONAL ANCE AND ANCE AN				· · · · · · · · · · · · · · · · · · ·							
31 Doors	Interior doors (bed/bathroom)																		
32 Stairs/ Railings	Interior Stairwell																		
33 Stairs/ Railings	Railings				2000 2000 2000 2000 2000 2000 2000 200														
34 Walls/Flooring	Walls				Control of the Contro														
35 Walls/Flooring	Ceilings				Character transfer														
36 Walls/Flooring	Flooring																		
37 Miscellaneous	Insulation																		
38 Miscellaneous					-														
39 Miscellaneous																			
40 Miscellaneous																			
41 Miscellaneous																			
42 Miscellaneous																			
43 Miscellaneous					, may														
44 Miscellaneous						·						·							
45 Miscellaneous					Control of the contro													·	
Subtotals -	Interior	Region of the second																	

Year 2 - Bathroom and Kitchen

Building	5	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6 ·	7	8	9	10	П	12	13	14	15
Bathroom	and Kitchen		- - -											Annual Control					
47 Bathroom	Toilets										:								
48 Bathroom	Sinks																!		
49 Bathroom	Vanities				A THE STATE OF THE														, <u>.</u>
50 Bathroom	Tub/Shower																		
51 Bathroom	Medicine Cabinets													·					i
52 Bathroom	Ceramic/Caulking																		
Kitchen	Kitchen Hoods																	,	······································
54 Kitchen	Counters																		
55 Kitchen	Cabinets				* I														
56 Kitchen	Sinks/Faucets				\$ \$					-					•••			40.00 · 00.00	
Miscellaneous				-															
58 Miscellaneous			:		The Land library of the Co	==													
59 Miscellaneous					The state of the s														
60 Miscellaneous																			
61 Miscellaneous	·	5.43																	
62 Subtotals -	Bathroom a	nd Ki	tchen		The state of the s														

Capital Replacement Planning Workbook – Year 2

Year 2 - Appliances

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year ⁻	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	П	12	13	14	- 15
Appliance	5																Part of the second of the seco		
63 Kitchen	Stove 24"/ Stove Top										1						1.0.1.1.0.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	, , , , , , , , , , , , , , , , , , ,	
64 Kitchen	Fridge			:			, i			-									
65 Kitchen	Oven/ Wall Oven																		
66 Kitchen	Dishwasher				And the state of t														
67 Miscellaneous	Washer	ļ																	·
68 Miscellaneous	Dryer																		
69 Miscellaneous		ļ																	
70 Miscellaneous		ļ																	
7) Miscellaneous		ļ												<u>.</u>	!		:		***
72 Miscellaneous		ļ																	
73 Miscellaneous		<u> </u>				ļ													
74 Miscellaneous		<u> </u>																	
75 Miscellaneous					3		_									:			
76 Miscellaneous							-	·							,				
77 Miscellaneous								ļ											
8 Subtotals -	- Appliances					,													

Year 2 - HVAC/Plumbing/Electrical

						40-						•	•	_					
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year -10	Year II	Year 12	Year 13	Year 14	Year 15
	lumbing / El	octric				<u></u>							i dika						
Heating/Ventilation	individual 8 / El	Ectric				<u> </u>				A <u>12</u> · · · ·	iii				igat e i	<u> </u>			
79 Systems	Furnace	 			ļ				ļ										
Heating/Ventilation 80 Systems	Air Conditioning/ Central AC																		
81 Plumbing	Hot Water Tanks	<u> </u>																	
Miscellaneous	Electrical Supplies	<u> </u>																	
83 Miscellaneous	Plumbing Supplies																		
84 Miscellaneous																			
Miscellaneous		ļ			1		ļ							· · · · · · · · · · · · · · · · · · ·					
86 Miscellaneous						ļ		 										+ 401.	
Miscellaneous								<u> </u>			<u></u>			•					
88 Miscellaneous					<u></u>														
Miscellaneous								·				-							
90 Miscellaneous				,															
91 Miscellaneous	<u> </u>			7 CONTRACTOR (1987)															
92 Miscellaneous				NAME OF THE PARTY	Maria de la companio														
93 Miscellaneous	one story as paramone as																		
94 Subtotals - I	HVAC / Plum	nbing /	Electr	ical															

Year 2 - Security

	•	~	6 .		Year	Year	Year	Year	V	Year	V	V	V	V	V	~	V	V	v
Building Components	Description	Years Left	Replac. Year	Total Cost	i ear	1 ear	rear 3	rear 4	Year 5	rear 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Security			· .	· · · · · · · · · · · · · · · · · · ·	# 10 mm		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1											· .	
Emergency 95 Equipment	Security System																		
Emergency 96 Equipment	Emergency Exits				Articles		. "												
Emergency 97 Equipment	Emergency Lighting				and the second s										:				
Emergency 98 Equipment	Extinguishers/ Sprinkler System				And the second second														
Emergency 99 Equipment	Monoxide Detection				Section of the sectio			-											
Stairs / Balconies / 100 Railings	Emergency Stairwell				Shara et a														
101 Miscellaneous																	i		
102 Miscellaneous																			
103 Miscellaneous																			
Miscellaneous			:																
Miscellaneous											-			•					:
106 Miscellaneous	:				_														
Miscellaneous																			
108 Miscellaneous					(A)														
109 Miscellaneous		200g et 100g et																	
по Subtotals -	Security				1							,							

Year 2 - Grounds

Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Grounds	Alternative of the state of																		
Exterior Grounds/ III Maintenance	Asphalt						T									1		<u>湖西斯州 斯特特 新人名</u>	<u> </u>
Exterior Grounds/	Sidewalks																		
Exterior Grounds/	Closing																		
Exterior Grounds/ 114 Maintenance	Decks/Deck covering													***					· · · · · · · · · · · · · · · · · · ·
Exterior Grounds/ Maintenance	Fencing				S. M. Communication													·	
116 Miscellaneous					Commence of the commence of th														•
117 Miscellaneous					200 mm m	-												4.	
I 8 Miscellaneous					A Company of the Comp						<u> </u>								
119 Miscellaneous						***													
Miscellaneous														h.					· · · · · · · · · · · · · · · · · · ·
Miscellaneous														***					
Miscellaneous			-									-						-	
Miscellaneous					Control of the Contro						<u></u>			, <u>, , , , , , , , , , , , , , , , , , </u>				<u> </u>	
Miscellaneous					1														
Miscellaneous		. politica			T danie														
126 Subtotals - G	rounds																		

Capital Replacement Planning Workbook - Year 2

Year 2 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Other						2	3	4	5	6 	7	8	9	10		12	13	14	15
127						Part of Part of Con-								1::	. Pathylan				
128				·	The state of the s				-								-		
129					Dec 12 miles								·						
130							!		,										
131		<u> </u>			<u> </u>														
132		 																	
133																			_
134																			
135			:		1		<u> </u>												
137																			
[38]									-										
1,39																			
140																			
14				n Byer en de	Mile th														
142 Subtotals	- Other										:								

Year 2 - Cashflow

Project Name:				File No/ Name:			_	ning Balar ement Re		Inflatio	n Rate:					
Date:													Н	ZMHC ∳ S IOME TO CAN	CHL	
		Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
· · · · · · · · · · · · · · · · · · ·	3541		2	3	4	5	6	7	8	9	10	11	12	13	14	15
Current Cost of Replacements																
3 Subtotals - Exterior		the straight														
4 Subtotals - Windows and Doors		and the state of t														
5 Subtotals - Interior																
6 Subtotals - Bathroom and Kitchen			<u></u>													
7 Subtotals - Appliances	AMERICA STATE	1														
Subtotals - HVAC / Plumbing / Electrical													<u> </u>			
9 Subtotals - Security			<u> </u>				<u> </u>				**		<u> </u>			
Subtotals - Grounds		_	<u> </u>										<u> </u>			
Subtotals - Other			<u> </u>										<u> </u>	Ļ		
Total Current Cost of Replacements											٠					
Inflation Factor																
Future Cost of Replacements				-												
Cashflow																
Beginning Balance in Replacement Reserve												··		Table 1		Right, VIX.
Add: Total Contributions																
Less: Total Future Cost of Replacements	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1												 	 		
Ending Balance in Replacement Reserve	DESCRIPTION OF THE PROPERTY OF			 		-	 						 	$\vdash \!$		

Capital Replacement Planning Workbook – Year 2

Year 3 - Exterior

Project Name:				-				File No/ Name:			Beginning E	Balance in R Reserve:	eplacement	Inflatio	on Rate:				
Date:	,																CMHC N	•	ı
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 	Year 12	Year 13	Year 14	Year 15
Exterior	1 A	U (berjan) I I I I I I I I I I I I I I I I I I I																	
Roof	Shingles/ Concrete/Tar																	_	
2 Exterior Siding	Masonary/ Stone/Stucco																		
3 Exterior Siding	Brick/Wood/ Vinyl				*-												·		·
Stairs/ Balconies/ 4 Railings Stairs/ Balconies/	Exterior Stairwell																		
5 Railings Stairs/ Balconies/	Balcony/Balcony Covers																		
6 Railings	Railings								-										•
7 Building Structures	Foundation		ļ							-									
8 Building Structures	Garage Exterior/Interior				:														
9 Miscellaneous	Paint and Trim						ļ					<u> </u>							
Miscellaneous																			
Miscellaneous		_	<u>-</u>		-	i										<u>.</u>			
Miscellaneous																			
Miscellaneous				m sporter i s Socialistas es				-											
Subtotals -	Exterior				1														

Capital Replacement Planning Workbook – Year 3

Canada Mortgage and Housing Corporation

Year 3 - Windows and Doors

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Windows	and Doors									A Spherical									
15 Windows	Windows			i i	The state of the s														
16 Windows	Frame/Sealing									:									
7 Doors	Exterior																		
Doors	Frame/Sealing																		
9 Miscellaneous																		·	
0 Miscellaneous		·		ľ	* * * * * * * * * * * * * * * * * * *														
l Miscellaneous					, and the second														
2 Miscellaneous																			
3 Miscellaneous														-					
4 Miscellaneous																			
5 Miscellaneous																			
6 Miscellaneous					end(C)			=											
7 Miscellaneous															:				
8 Miscellaneous																			
9 Miscellaneous																			
Subtotals	- Windows a	and D	oors																

Year 3 - Interior

-									,										
Building Components	Description	Years L eft	Replac. Year	Total Cost	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components		Lert	rear	Cost	<u> </u>	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Interior									The second secon										
31 Doors	Interior doors (bed/bathroom)			-															
32 Stairs/ Railings	Interior Stairwell									· · · · · · · · · · · · · · · · · · ·				•					
33 Stairs/ Railings	Railings																		
34 Walls/Flooring	Walls													*					ļ.
35 Walls/Flooring	Ceilings										F0.11.								
36 Walls/Flooring	Flooring										,								
37 Miscellaneous	Insulation			` '								,							
38 Miscellaneous					· · · · · · · · · · · · · · · · · · ·								:						
39 Miscellaneous																			l
40 Miscellaneous		ļ					-												
Miscellaneous			ļ	ATTENDA IN A COMMISSION OF THE PARTY OF THE											·	_			
42 Miscellaneous	-	ļ			And						_								
43 Miscellaneous					:										-				
44 Miscellaneous		<u> </u>		n	3						_								
45 Miscellaneous		<u> </u>	-41 - 25 lls :: ¹¹⁵ - 1				-							_					
46 Subtotals	- Interior																		

Year 3 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Leads, who has required	5 185 W.F. 20 COLLEGE AN		7	Cost		2	3	4	5	6	7	8	9	10		12	13	14	15
Bathroom	and Kitcher	n			dust factor factors		a piece										apper program		
Bathroom	Toilets				() () () () () () () () () ()		1												
Bathroom	Sinks				or and a second								7						
Bathroom	Vanities																		
Bathroom	Tub/Shower																		
Bathroom	Medicine Cabinets																		
Bathroom	Ceramic/Caulking																		
Kitchen	Kitchen Hoods																		
Kitchen	Counters																		
Kitchen	Cabinets	ļ						i											***********
6 Kitchen	Sinks/Faucets	<u> </u>	-																
7 Miscellaneous																			
8 Miscellaneous																			
9 Miscellaneous																			
0 Miscellaneous																			
Miscellaneous																			
Subtotals -	Bathroom a	ınd Ki	tchen								-								

Year 3 - Appliances

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components		Left	Y.ear	Cost	I	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Appliances	S. Hallahadal												A second						
3 Kitchen	Stove 24"/ Stove Top				:														
4 Kitchen	Fridge				-							-						1	
5 Kitchen	Oven/ Wall Oven						-												
6 Kitchen	Dishwasher		<u> </u>																
7 Miscellaneous	Washer				A CONTRACTOR OF THE CONTRACTOR														
8 Miscellaneous	Dryer						·												
9 Miscellaneous																			
0 Miscellaneous																			
Miscellaneous																			
2 Miscellaneous				V 10 A A A A A A A A A A A A A A A A A A												:	F		
3 Miscellaneous				1 A A VII. 17 1		,													
4. Miscellaneous																			
5 Miscellaneous					The state of the s														
6 Miscellaneous																			
7 Miscellaneous				4 - 1, 5, -0 W sq.							-								
Subtotals -	Appliances				S. N. Giron														

Capital Replacement Planning Workbook – Year 3

Year 3 - HVAC/Plumbing/Electrical

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year ⁻
Components	Description	Left	Year	Cost	, F	.2	3	4	5	6	7	8	9	10	11	12	13	14	15
HVAC / PI	umbing / El	ectric	al													. v. -: -: : : : : : : : : : : : : : : : : :			i.
Heating/Ventilation 79 Systems	Furnace																		
Heating/Ventilation 80 Systems	Air Conditioning/ Central AC																		
81 Plumbing	Hot Water Tanks																		
82 Miscellaneous	Electrical Supplies				N. Miller of the Control of the Cont	ļ. 													
83 Miscellaneous	Plumbing Supplies						<u> </u>												
84 Miscellaneous																			
Miscellaneous	_				:					*									l <u>.</u>
Miscellaneous														<u> </u>					
Miscellaneous																			
Miscellaneous																			ļ <u>.</u> .
Miscellaneous																			
90 Miscellaneous																			
91 Miscellaneous		ļ																	
92 Miscellaneous																			
93 Miscellaneous	·																		
4 Subtotals - I	HVAC / Plum	nbing /	Electr	ical	b														

Year 3 - Security

Building	Description	Years Left	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	•		Year	Cost	l	2	. 3	4	5	6	7	8	9	10		12	13	4	15
Security															kJajehka,				
Emergency 95 Equipment	Security System		_																
Emergency 96 Equipment	Emergency Exits	<u></u>																<u> </u>	
Emergency 97 Equipment	Emergency Lighting																		
Emergency 98 Equipment	Extinguishers/ Sprinkler System				ore of the state o														
Emergency Equipment	Monoxide Detection			10 To	We will not a wife of the second														
Stairs / Balconies / 100 Railings	Emergency Stairwell			1000															
101 Miscellaneous							<u> </u>												
Miscellaneous																			
Miscellaneous					:														
Miscellaneous																			
105 Miscellaneous																			
Miscellaneous																			
Miscellaneous			·																
Miscellaneous																			
Miscellaneous																			
110 Subtotals -	Security						<u></u>												

Year 3 - Grounds

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year [.]	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grounds						Apper Control													
Exterior Grounds/ III Maintenance	Asphalt					A Section of the Control of the Cont							dedición y				18,300,		
Exterior Grounds/ 112 Maintenance	Sidewalks																		
Exterior Grounds/ II3 Maintenance	Closing				- Au Junyana														
Exterior Grounds/ 114 Maintenance	Decks/Deck covering																		
Exterior Grounds/ 115 Maintenance	Fencing			-	Washington Community														
Miscellaneous														<u>.</u>					
17. Miscellaneous					The state of the s										;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;				
18 Miscellaneous																			
19 Miscellaneous				and the second	Constitution of the second				:										
20 Miscellaneous				5	1. The state of th						ļ								
21 Miscellaneous																			
22 Miscellaneous					To the state of th														
23 Miscellaneous				í															
24 Miscellaneous	-				***		.,									!			
25 Miscellaneous																			
26 Subtotals - G	rounds																		

Year 3 - Other

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	· 4	5	6	7	8	9	10	11	12	13	14	15
Other																		277777000	
27·					1000 miles														
28	•														,				
29											,								
30																			·
31																			
32		 		-						:		 							
33			<u> </u>				-	<u> </u>			_								.
	-				NA CANADA			<u> </u>											
		 		-	17. 17. 17. 17. 17. 17. 17. 17. 17. 17.														
35		 			0										-				
36		<u> </u>																	
		 		:							<u> </u>			~~					
38			 	 	A No. of A Section 1		<u> </u>									<u>. </u>			
39		<u> </u>																	
40						ļ								_					
		to like the second								-									
Subtotals	- Other			i. :	We to see	L													

Capital Replacement Planning Workbook – Year 3

Year 3 - Cashflow

on the critical terms of a contract of

Project Name:				File No/ Name:				nning Bala cement Re		Inflatio	n Rate:		_			
Date:													C.	MHC S	CHL	
		Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Current Cost of Replacements			2	3	4	5	6	7	8	9	10		12	13	14	15
Subtotals - Exterior	20000000	,-	1 3.87.58				<u> </u>	T The state of the	1		AL TOUGHT.				1 233 50	
Subtotals - Windows and Doors			<u> </u>										!			
Subtotals - Interior			1						<u> </u>	 					L	
Subtotals - Bathroom and Kitchen			1			<u></u>	†	<u> </u>	1	 				ļ		
Subtotals - Appliances			İ						 							
Subtotals - HVAC / Plumbing / Electrical																
Subtotals - Security									<u> </u>							
Subtotals - Grounds																
Subtotals - Other																
Total Current Cost of Replacements																
Inflation Factor									Γ							
Future Cost of Replacements			-													
Cashflow												:				
Beginning Balance in Replacement Reserve			10,355	1		J 12 7 2 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				<u> </u>			100000			
Add: Total Contributions			 													
Less: Total Future Cost of Replacements									 					\vdash		
Ending Balance in Replacement Reserve							l		 					 		

Workbook - Year 4

Year 4 - Exterior

Project Name:							:	File No/ Name:			Beginning	Balance in R Reserve:	Replacement	Inflatio	on Rate:				
Date:																	CMHC HOME TO C	SCHL	l
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year I !	Year 12	Year 13	Year 14	Year 15
Exterior											, p			100 Telescope					
l Roof	Shingles/ Concrete/Tar													***	41			1 25 142	sind to silver by a
2 Exterior Siding	Masonary/ Stone/Stucco																		
3 Exterior Siding	Brick/Wood/ Vinyl								:										
Stairs/ Balconies/ Railings	Exterior Stairwell																		
Stairs/ Balconies/ Railings	Balcony/Balcony Covers				The state of the s									·					
Stairs/ Balconies/ Railings	Railings																		
Building Structures	Foundation																		
Building Structures	Garage								<u>.</u>										
Miscellaneous	Exterior/Interior Paint and Trim				and the same of th														
Miscellaneous					val														
Miscellaneous																			
Miscellaneous			:								!		·	-					
Miscellaneous																			
Subtotals -	Exterior																		

Year 4 - Windows and Doors

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	2 303. i piloj.	Left	Year	Cost	1	2	3	4	5	6	7	8	9	.10	11	12	13	14	15
Windows	and Doors													· gaige					
Windows	Windows																		
Windows	Frame/Sealing																		
Doors	Exterior	ļ																	
Doors	Frame/Sealing																		
Miscellaneous		.,																	
Miscellaneous											.,								
Miscellaneous																			
Miscellaneous																			
Miscellaneous	, para, to a																		
Miscellaneous																			
Miscellaneous																			
Miscellaneous					The state of the s														
Miscellaneous																			
Miscellaneous					114														
Miscellaneous																			

Year 4 - Interior

Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year	Year	Year 13	Year 14	Year 15
Interior												•	-	1.00					
31 Doors	Interior doors (bed/bathroom)			100											9,1 1011 255 - 175 - 112		:		
32 Stairs/ Railings	Interior Stairwell		<u> </u>																
33 Stairs/ Railings	Railings			-															:
Walls/Flooring	Walls													****					
Walls/Flooring	Ceilings			The state of the s															
36 Walls/Flooring	Flooring																		
37 Miscellaneous	Insulation												, ,						
38 Miscellaneous															 -				<u> </u>
Miscellaneous				**															
40 Miscellaneous						-													<u> </u>
41 Miscellaneous																		-4	
42 Miscellaneous				Security of the security of th							:								
43 Miscellaneous						_													
44 Miscellaneous			·		:														
45 Miscellaneous		od se totale to totale																	
46 Subtotals	- Interior																		

Year 4 - Bathroom and Kitchen

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	П	12	13	14	15
Bathroom	and Kitchei		er di										÷ -	n e englek	·.				
7 Bathroom	Toilets																		
8 Bathroom	Sinks																		
9 Bathroom	Vanities											_							
0 Bathroom	Tub/Shower																		
Bathroom	Medicine Cabinets																		
2 Bathroom	Ceramic/Caulking																		
Kitchen	Kitchen Hoods					·													
Kitchen	Counters												- p-						-
5 Kitchen	Cabinets																		
6 Kitchen	Sinks/Faucets			v															
7 Miscellaneous																			
Miscellaneous								:											
Miscellaneous																			
Miscellaneous																			
Miscellaneous					1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1														
Subtotals :	Bathroom a	ind Ki	tchen																

Year 4 - Appliances

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components		Left	Year	Cost		2 .	3	4	5	6	7	8	9	10	11	12	13	14	15
Appliances					 				19 50 40 20 50 40 20 50 40										
3 Kitchen	Stove 24"/ Stove Top				The state of the s														
4 Kitchen	Fridge				100		1												
5 Kitchen	Oven/ Wall Oven				- इ.स.च्या अंदर्श														
6 Kitchen	Dishwasher		i		等 多次選択														
Miscellaneous	Washer	·																	
8 Miscellaneous	Dryer																		
9 Miscellaneous		<u> </u>																	
0 Miscellaneous																			- ng
Miscellaneous	ur.							ļ											
2 Miscellaneous																			
3 Miscellaneous														•					
4 Miscellaneous				· · ·		,													
Miscellaneous	-				The second secon									_					
6 Miscellaneous			<u> </u>																
7 Miscellaneous																			
Subtotals -	Appliances																		

Year 4 - HVAC/Plumbing/Electrical

									~		· ·	~	~	· ·	V	V			
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 	Year 12	Year 13	Year 14	Year 15
HVAC/PI	umbing / El	ectric	al	<u>.</u>								10 (14) 1 (14) 2 (14) 1 (14)							
Heating/Ventilation 79 Systems	Furnace												,,,,,,,,,,						
Heating/Ventilation 30 Systems	Air Conditioning/ Central AC				One of the second														
Plumbing	Hot Water Tanks																		
Miscellaneous	Electrical Supplies																		
Miscellaneous	Plumbing Supplies													-				:	-
4 Miscellaneous																			- 40-
5 Miscellaneous					A Company of the Comp														
6 Miscellaneous					T. B. C.														
7 Miscellaneous																			
8 Miscellaneous																			
9 Miscellaneous					W. Age and the man														
0 Miscellaneous																			
I Miscellaneous																			
2 Miscellaneous																		-	
Miscellaneous					N ASSESSED IN THE SECOND IN TH														
Subtotals -	HVAC/Plum	hbing/	Electr	ical															

Capital Replacement Planning Workbook – Year 4

Canada Mortgage and Housing Corporation

Year 4 - Security

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	H	12	13	14	15
Security				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1										-	-	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
Emergency 95 Equipment	Security System						!	224619 (246)1110	, and the same of	<u> </u>		<u> </u>							
Emergency 96 Equipment	Emergency Exits							<u> </u>											
Emergency 97 Equipment	Emergency Lighting	10.0												·					
Emergency 98 Equipment	Extinguishers/ Sprinkler System																		
Emergency 99 Equipment	Monoxide Detection																:	-	
Stairs / Balconies / 100 Railings	Emergency Stairwell	_					·									-			
101 Miscellaneous																		**-	
Miscellaneous			j.,,,,							·									
Miscellaneous																			
Miscellaneous																			
Miscellaneous																			
Miscellaneous							<u> </u>												
107 Miscellaneous		<u> </u>																	
Miscellaneous																			
109 Miscellaneous		 			3]
10 Subtotals -	Security																		

Year 4 - Grounds

					Year	Year	Year	Year	Year	Year	V	Year	Year	V:	Year	V	Year	V	V
Building Components	Description	Years Left	Replac. Year	Total Cost	l ear	2	3	4	5	6	Year 7	1 ear 8	9	Year 10	i ear	Year 12	Tear 13	Year 14	Year 15
Grounds										The state of the s									
Exterior Grounds/ II Maintenance	Asphalt																		
Exterior Grounds/ 12 Maintenance	Sídewalks			_															
Exterior Grounds/ Maintenance	Closing																		4-70
Exterior Grounds/ 14 Maintenance	Decks/Deck covering															-			
Exterior Grounds/ 15 Maintenance	Fencing																		
6 Miscellaneous																			
7 Miscellaneous																			
Miscellaneous																			
9 Miscellaneous					-	ļ													
20 Miscellaneous																			
Miscellaneous													***						
Miscellaneous																			
Miscellaneous												-							
Miscellaneous																·			
Miscellaneous	1988 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1																		
6 Subtotals - G	rounds																		

Capital Replacement Planning Workbook – Year 4

Year 4 - Other

Building	Description	Years Left	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components			Year	Cost		2	3	4	5	6	7	8	9	10	11	12	13	14	15
Other						Section 19													
127			<u></u>		and the second s												<u> </u>		
128					The section of the se														
129	,				<u> </u>														
130					(2) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)												·		
131					:											_			
132		ļ			:														
133																			**********
134																			
135					4] 														
136																			
137															-				
138																			
139																			
140											-								
[4]																			
142 Subtotals - C	Other			illa Sign street vie	200 200 200 200 200 200 200 200 200 200														

Year 4 - Cashflow

Project Name:			File No/ Name:				nning Balar cement Re		Inflatio	n Rate:		_			
Date:			_									С	MHC S	CHL	
	Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 	Year 12	Year 13	Year	Year 15
Current Cost of Replacements		0.000													
Subtotals - Exterior															1.84\$33888
4 Subtotals - Windows and Doors		†													
Subtotals Interior	4		 	<u> </u>											
6 Subtotals - Bathroom and Kitchen		1						 	· · · · · · · · · · · · · · · · · · ·						
7 Subtotals - Appliances				-											
8 Subtotals - HVAC / Plumbing / Electrical															
9 Subtotals - Security	W.														
OSubtotals - Grounds												······································			
Subtotals - Other															
Total Current Cost of Replacements															
Inflation Factor					İ			[
Future Cost of Replacements															
Cashflow														## 1	
5 Beginning Balance in Replacement Reserve		<u> </u>											, Joseph Reserved	united Control of the	yacangyarajira riir
6 Add: Total Contributions		1					-								
7 Less: Total Future Cost of Replacements		 										 	-		
8 Ending Balance in Replacement Reserve		+				-		 	ļ				 		

Capital Replacement Planning Workbook – Year 4

Canada Mortgage and Housing Corporation

Year 5 - Exterior

Project Name:								File No/ Name:			Beginning	Balance in R Reserve:	eplacement	Inflatio	on Rate:				
Date:				-													CMHC HOME TO C		
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Exterior		7. g									1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -							1	d and a second and
I Roof	Shingles/ Concrete/Tar																		
2 Exterior Siding	Masonary/ Stone/Stucco																		
3 Exterior Siding	Brick/Wood/ Vinyl														i				
Stairs/ Balconies/ 4 Railings	Exterior Stairwell																		
Stairs/ Balconies/ Railings	Balcony/Balcony Covers																		•
Stairs/ Balconies/ 6 Railings	Railings																		
7 Building Structures	Foundation					ļ				-									
8 Building Structures	Garage																		
9 Miscellaneous	Exterior/Interior Paint and Trim				A transport														
10 Miscellaneous					2.5														
Miscellaneous																			
Miscellaneous																			
Miscellaneous																			
Subtotals -	Exterior		٠		The part of the pa	-													

Capital Replacement Planning Workbook – Year 5

Canada Mortgage and Housing Corporation

Year 5 - Windows and Doors

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year .
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Windows	and Doors										17				er en la companya de la companya de la companya de la companya de la companya de la companya de la companya de				stell () deliver
15 Windows	Windows				Some Vertice and Aller				:						;				
6 Windows	Frame/Sealing	<u> </u>																	
7 Doors	Exterior	<u> </u>																	
8 Doors	Frame/Sealing	<u> </u>																	
9 Miscellaneous																			
0 Miscellaneous		ļ					<u> </u>							V., ** ** A.44 ***					
Miscellaneous		ļ					ļ												*
2 Miscellaneous		<u> </u>					<u> </u>										·		
3 Miscellaneous					<u> </u>									-					
4 Miscellaneous		ļ						<u> </u>											
Miscellaneous	-										·								
Miscellaneous -					· · · · · · · · · · · · · · · · · · ·		ļ												
7 Miscellaneous		<u> </u>																	
8 Miscellaneous	_																		
9 Miscellaneous										į									
Subtotals -	· Windows a	and D	oors																

Year 5 - Interior

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	40	11	12	13	14	15
Interior											10 mg / 10 mg				× 1				a series
31 Doors	Interior doors (bed/bathroom)																		
32 Stairs/ Rallings	Interior Stairwell	ļ																	
33 Stairs/ Railings	Railings																		
34 Walls/Flooring	Walls				· i						i								
35 Walls/Flooring	Ceilings	<u> </u>			5 to 1					<u></u>									
36 Walls/Flooring	Flooring				4 mg														
37 Miscellaneous	Insulation				A A														
38 Miscellaneous																			
39 Miscellaneous		<u></u>			200	-													
40 Miscellaneous																			
41 Miscellaneous																			
42 Miscellaneous					10 mg (10				_										
43 Miscellaneous											į								
44 Miscellaneous																			
45 Miscellaneous					The second secon														
46 Subtotals -	Interior	100 Marie																	

Year 5 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Bathroom	and Kitcher	1															,		
7 Bathroom	Toilets				The state of the s				16.00									1	
Bathroom	Sinks				O THE CAMPANY		·												
Bathroom	Vanities													·					
Bathroom	Tub/Shower												·						
Bathroom	Medicine Cabinets			-											:				
Bathroom	Ceramic/Caulking				<u> </u>											-			
Kitchen	Kitchen Hoods				- - -		·												
Kitchen	Counters																		
Kitchen	Cabinets								w-										
Kitchen	Sinks/Faucets				and the state of t														
Miscellaneous			- · · · · ·																
Miscellaneous															-				
Miscellaneous																-			
Miscellaneous																			
Miscellaneous Subtotals									-										

Year 5 - Appliances

										•									
Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Appliances										disk									description and description and
63 Kitchen	Stove 24"/ Stove Top				Section 1	<u>-</u> -		1864wi	See and Administration	• • •	15.		Section Section 1	ortificación de la companya de la companya de la companya de la companya de la companya de la companya de la c	entrologic energy	ing in the	1 190%		· · · · · · · · · · · · · · · · · · ·
64 Kitchen	Fridge																		
Kitchen	Oven/ Wall Oven													***					
Kitchen	Dishwasher	<u> </u>			A Company of the Comp														
Miscellaneous	Washer																		
68 Miscellaneous	Dryer				100														
9 Miscellaneous																			
Miscellaneous																			
71 Miscellaneous									7.0										
2 Miscellaneous													:						
3 Miscelfaneous						:													
4 Miscellaneous								·											
5 Miscellaneous									.,										
6 Miscellaneous							-					-							
7 Miscellaneous			:	n						;									
Subtotals -	Appliances										_								

Capital Replacement Planning Workbook – Year 5

Year 5 - HVAC/Plumbing/Electrical

Building	Description	Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components		Left	Year	Cost	SCH.AE	2	Service threshold the Transfer	4	5	6	7	8	9	10		12	13	4	15
	umbing / El	ectric	al	2 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -)	: 1				in and a second		
Heating/Ventilation 79 Systems	Furnace																		
Heating/Ventilation 80 Systems	Air Conditioning/ Central AC				and the second s													-	
81 Plumbing	Hot Water Tanks	<u> </u>																	
32. Miscellaneous	Electrical Supplies	<u> </u>												- <u>i-</u>					
Miscellaneous	Plumbing Supplies	<u> </u>																	
Miscellaneous																			
Miscellaneous					The soul of the so														
Miscellaneous		<u> </u>			·														
Miscellaneous					W \$\tau_{\text{constraints}}														
Miscellaneous	<u>-</u>													_					
Miscellaneous					The state of the s														
Miscellaneous					The second second					<u> </u>									
Miscellaneous																			•
Miscellaneous					A CONTRACTOR OF THE CONTRACTOR														
Miscellaneous				,	٠.		:												
4 Subtotals - I	HVAC / Plum	nbing/	Electr	ical															

Year 5 - Security

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	1.1	12	13	14	15
Security		i garan kanggista			52 163 7 6 79 10 17 17 17 17 17 17 17 17 17 17 17 17 17														
Emergency Equipment	Security System																		·
Emergency Equipment	Emergency Exits						N.												
Emergency 7 Equipment	Emergency Lighting																		
Emergency 8 Equipment	Extinguishers/ Sprinkler System	-																	
Emergency 9 Equipment	Monoxide Detection																		
Stairs / Balconies / Railings	Emergency Stairwell				A Committee of the comm														
Miscellaneous															-				
Miscellaneous					Park Comments														
3 Miscellaneous					Signal State of the State of th														
4 Miscellaneous					to the second se														
5 Miscellaneous																			
6 Miscellaneous					1:				,										
7 Miscellaneous																			
8 Miscellaneous																			
9 Miscellaneous			:																
Subtotals -	Security			- 1987 - 1988 - 1988															

Capital Replacement Planning Workbook – Year 5

Canada Mortgage and Housing Corporation

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Year 5 - Grounds

Building		Years	Replac.	Total	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Components	Description	Left	Year	Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	[4	15
Grounds										TOTAL TOTAL									
Exterior Grounds/ III Maintenance	Asphalt																		
Exterior Grounds/ I 12 Maintenance	Sidewalks			-															
Exterior Grounds/ 13 Maintenance	Closing				A Control of the Cont														
Exterior Grounds/ 14 Maintenance	Decks/Deck covering				STATE OF THE STATE														
Exterior Grounds/ 15 Maintenance	Fencing														2		:		
16 Miscellaneous																			
17 Miscellaneous																			
Miscellaneous					T D V C C C C C C C C C C C C C C C C C C														
9 Miscellaneous		<u> </u>																	
Miscellaneous			:						<u> </u>										
Miscellaneous					· · · · · · · · · · · · · · · · · · ·	_,													
22 Miscellaneous		_		:															
Miscellaneous		ļ <u> </u>																	
24 Miscellaneous							_					•							
25 Miscellaneous	Usi Bonto.				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				_										
Subtotals - G	rounds					-				!									

Year 5 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year I	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
Other						2	3	4	5	6	7	8	9	10	II	in the second	13	[4	15
127	. A Tradicio de CETA de Acelecta de	direja () oj addigue											, ,						
128					Comment of the commen														· · · · · · · · · · · · · · · · · · ·
129					A Company of the Comp														,
130											·								
131									-		-	:							
132																			
133																			
134									~										
136																		`	
137															<u> </u>				
38	- <u>-</u>																		
139	-																		
140									-										
41 Subtatala											:								
Subtotals - C	Jtner										!								

Year 5 - Cashflow

Project Name:			File No. Name:				inning Balar Icement Re		Inflatio	n Rate:					
Date:												CMHC SCHL			
	Ye	ar Yea		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 	Year 12	Year 13	Year 14	Year 15
Current Cost of Replacements															100
Subtotals - Exterior				A Section 1	<u> </u>			<u> </u>			edgyre vagy.		<u> </u>		211999
Subtotals - Windows and Doors		_		 			 -	İ							
Subtotals - Interior				+	<u> </u>										
Subtotals - Bathroom and Kitchen		1		1	 										
Subtotals - Appliances				1	-		<u> </u>			-		 	!		
Subtotals - HVAC / Plumbing / Electrical		$\neg \vdash \neg$		1							-				
Subtotals - Security		_													
Subtotals - Grounds	:														
Subtotals - Other				1											
Total Current Cost of Replacements															-
Inflation Factor												<u> </u>	-		
Future Cost of Replacements								:							
Cashflow															
Beginning Balance in Replacement Reserve				<u> </u>		P		;	tas sugting id	<u>,630 151.</u>				10 - 13	14.850 ALG 15
Add: Total Contributions		_		-											<u> </u>
Less: Total Future Cost of Replacements		+	+	+			 								<u> </u>
Ending Balance in Replacement Reserve		_	_												