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Desktop Valuation Request Form

Purpose

The purpose of this desktop valuation service is to provide HSC Housing Providers with an informative review of selected properties to help the Provider determine whether the building replacement value currently established is in alignment with industry recognized (Marshall & Swift based) current market costs estimates. If the value provided in the final issued report does not appear to be in alignment with expectations - or with values that may have been established independently by other sources for the Client - we recommend a full appraisal of the facility be undertaken. Marsh can provide this service at the Client's request for an additional fee.

Scope and Approach

The scope of this desktop valuation service includes a review of client supplied data and information on the identified property(ies) and entry of the data into the Core Logic Commercial Express valuation software to produce a high-level estimate of the Replacement Cost New (RCN). This engagement is reliant on client supplied documentation, such as architectural drawings, floor plans, and photographs, along with information provided on this Desktop Valuation Request Form.

Limitations

By submitting this data collection and input form, the submitter acknowledges that any deliverables provided in connection with this submission are subject to a statement of work between Housing Services Corporation (HSC) and Marsh Canada Limited dated November 8, 2024, for Property Desktop Valuation Services and the statement of general assumptions and limiting conditions attached hereto.

Data Collection and Input Form

(Please fill out ALL fields (as applicable)

Valuation Details	
Client Name	
Head Office Address	

Location / Building Details											
Building / Location Name											
Location Address											
Building Condition	○ Very Poor	○ Poor	○ Average	○ Good	○ Excellent						
Year Built		**Building Height**	ft	**# of Storeys**		**Storey Height**	ft				
				# of Passenger Elevators		**# of Freight Elevators**					
Gross Floor Area	Ft²	**Building Perimeter**	ft	**Exterior Wall Openings**	% (% of exterior wall that is windows, doors, or other openings)						

Primary Occupancy	Apartment Low-Rise	○	**Construction Class**	Wood Frame (ISO 1)	○
	Apartment High-Rise	○		Joisted Masonry (ISO 2)	○
	Row House	○		Non-Combustible (ISO 3)	○
	Town House	○		Masonry Non-Combustible (ISO 4)	○
	Multiple Residence, Assisted Living	○		Modified Fire Resistive (ISO 5)	○
	Multiple Residence, Senior Citizen	○		Fire Resistive (ISO 6)	○
	Group Care Home	○	**Construction Quality**	Economy	○
	Nursing Home /	○		Average	○
	Home for the Elderly	○		Superior	○

Building Substructure					
Is There a Basement?	◯ Yes ◯ No		**Is there a Below Grade Parkade?**	◯ Yes ◯ No	
Finished Gross Area	ft²		**Parkade Gross Area**	ft²	
Unfinished Gross Area	ft²		**Basement Depth / Storey Height**	ft	
# of Basement Levels			**Basement Construction Class**		
Crawlspace	ft²		◯ Wood Frame (ISO 1)	◯ Masonry Non-Combustible (ISO 4)	
Stilts, Wood	ft²		◯ Joisted Masonry (ISO 2)	◯ Modified Fire Resistive (ISO 5)	
Stilts, Concrete / Steel	ft²		◯ Non-Combustible (ISO 3)	◯ Fire Resistive (ISO 6)	
No Floor Slab	ft²				

Mechanical Systems		
Fire Protection		
Sprinkler System	% or ft²	An automatic fire sprinkler system, consisting of piping and sprinkler heads that discharge water upon activation by a flame.
Fire Alarm System	% or ft²	A manual fire alarm system includes pull stations with either a horn or bell, or a light. This system is not connected to any other systems or the fire department.
Automatic Fire Detection	% or ft²	An automatic fire detection system includes a smoke and / or fire detection system that activates the manual fire alarm systems. This system typically activates fire doors, shuts down the air conditioning system, and notifies the fire department.
Plumbing Systems		
# of Fixtures		Kitchen Sinks, Bathroom Sinks, Toilets, Bathtubs/Shower Heads, Water Heaters, Laundry Sinks, Large Wash Tubs, Urinals, etc.
Electrical Systems		
Quality	◯ None	◯ Low ◯ Average ◯ High

Heating and Cooling			
System Type	**Heating**	**Cooling**	**Definition**
Boiler & Piping Only	%		A boiler used to heat water to a desired temperature creating hot water or steam. The heating medium is then piped to the convection device.
Electric Baseboard or Wall Unit	%		This system utilizes an electric resistance element that is protected by an enclosure. A thermostat regulates the room temperature.
Forced Warm / Cool Air	%	%	A forced warm air system consists of a fan or blower, a fuel burner, ductwork, and registers. By adding a cooling coil to the supply ducting, either warm or cool air can be supplied on demand.
Suspended Unit Heaters	%		A unit heater consists of a heating element and a motor driven fan within a factory-assembled housing.
Heat Pump	%	%	A heat pump is an energy-efficient means of providing both heating and cooling. It utilizes a reversible heat transfer cycle that allows the condenser and evaporator to serve dual purposes.
Rooftop Unit	%	%	A rooftop package unit is a self-contained unit that comes from the factory ready to be installed and operated. It can supply cooling and/or heating.
Steam / Hot Water w/ Radiators	%		Radiators are usually made of cast iron and connected in sections as needed. The heating is provided by a boiler.
Steam / Hot Water w/ Unit Heaters	%		A convector is a heating element in an enclosure, placed at a low level in the area to be heated. It may be free standing, wall mounted, or baseboard. The heating is provided by a boiler.
Thru-Wall Unit	%	%	Factory-selected wall sleeves with a separate uncased combination of heating and cooling components, assemblies, or sections intended for mounting through the wall to serve a single room or zone.
Chilled Water w/ Air Handlers		%	The cost of the distribution system is included with the heating system. The unit consists of a fan and a motor, a heating element, and a cooling coil housed in an enclosure. The unit is usually concealed from view by placing it in an equipment room or above the ceiling. Air from the unit is controlled by dampers and thermostats.
Chilled Water w/Fan Coil Units		%	The cost of the distribution system is included with the heating system. This system includes cooling towers either on the roof or next to the building. In a fan coil unit, water is circulated through the unit's coils as air is forced across it by a fan and discharged into the room.
Evaporative Coolers		%	An air-conditioning unit that cools using water evaporation. Outdoor air is drawn through a moistened filter pad in a cabinet, and the cooled air is then circulated throughout the residence. Typically found in areas with low humidity. Also known as a swamp cooler.
Unit AC, Air Cooled	%	%	Most unit air conditioners, which resemble freestanding cabinets, are used for cooling only. When used in conjunction with a heat source, these units can be used for year-round air conditioning. An air-cooled conditioner relies on a remote air-cooled condensing unit.
Unit AC, Water Cooled	%	%	
Ventilation Only	%	%	In some instances when heating of a space is not required but air circulation is, fans, blowers, or ventilators are used.
None	%	%	No heating or cooling service

Exterior Finishes

Exterior Walls

Adobe Block	%	Curtain Wall, Granite	%	Siding, Wood on Frame	%
Brick on Frame	%	EIFS on Frame	%	Siding, Wood on Masonry	%
Brick on Masonry	%	EIFS on Masonry	%	Stone on Frame	%
Brick, Solid	%	Glass Block	%	Stone On Masonry	%
Brick, Solid, 18” Thick	%	Granite Block, Solid, 24” Thick	%	Stone, Solid, 12” Thick	%
Brick, Solid, 24” Thick	%	Insulated Sandwich Panels	%	Stone, Solid, 18” Thick	%
Concrete Block	%	Siding, Fiber Cement on Frame	%	Stone, Solid, 24” Thick	%
Concrete Block, Split Face	%	Siding, Fiber Cement on Masonry	%	Stucco On Frame	%
Concrete, Poured-in-Place, 7” to 10”	%	Siding, Metal or Other on Frame	%	Stucco on Masonry	%
Concrete, Precast Panels	%	Siding, Metal or Other on Girts	%	Plaster, on Lath	%
Concrete, Tilt-Up Panels	%	Siding, Metal or Other on Masonry	%	Wallpaper, Vinyl	%
Curtain Wall, Glass	%				

Roof Pitch

Flat	%	Medium (8:12 to 12:12)	%	
Low (2:12 to 6:12)	%	High (15:12 to 24:12)	%	

Roof Finish Materials

Aluminum	%	Metal Sandwich Panels	%	Single-Ply Membrane	%
Built-Up / Tar and Gravel	%	Mineral Fiber	%	Slate	%
Built-Up, Smooth	%	Shakes, Wood	%	Steel	%
Copper	%	Shingles, Asphalt	%	Tile, Clay	%
Fiberglass, Translucent Panels	%	Shingles, Fiberglass	%	Tile, Concrete	%

Interior Finishes

Flooring Finishes

Carpet	%	Marble	%	Tile, Asphalt	%
Concrete Sealer or Topping	%	Pedestal	%	Tile, Rubber	%
Epoxy	%	Seamless	%	Tile, Vinyl Composite	%
Gratings	%	Slate	%	Tile, Quarry	%
Hardwood	%	Synthetic Gym Floor	%	Vinyl Sheet	%
Hardwood Gym Floor	%	Terrazzo	%	None	%
Linoleum	%	Tile, Ceramic	%		

Ceiling Finishes

Cold Storage Insulation	%	Panelling, Wood	%	Textured Finish	%
Drywall	%	Plaster, Sprayed	%	Tile, Acoustical	%
Drywall Vinyl Covered	%	Plywood / Hardwood / Fibreboard	%	Tile, Cork	%
Paint	%	Suspended Acoustical	%	Tile Metal	%

Interior Wall Structure

Total Linear Feet	ft	Estimated total length of all interior walls. % below separates the different types.

		Demountable	%	Studs, Girts, etc.	%
Brick, Solid	%	Folding	%	Tile, Clay	%
Concrete Block	%	Glass Block	%	Woven Wire Panels	%
Concrete, Poured-in-Place	%	Glass Wall	%	None	%

Interior Wall Finishes

Cold Storage Insulation	%	Plaster, Sprayed	%	Tile, Acoustical	%
Drywall	%	Plaster, On Lath	%	Tile, Ceramic	%
Epoxy	%	Plywood / Hardwood / Fibreboard	%	Tile, Quarry	%
Paint	%	Sheet Metal	%	Wallpaper, Vinyl	%
Panelling, Solid Wood	%	Textured Finish	%	None	%

Building Additions						
		Quantity	Gross ft² (avg)		Quantity	Gross ft² (avg)
Balconies	Wood Frame			Protected Steel Frame		
	Steel Frame			Reinforced Concrete		
Canopies	Wood Frame w/ Flat Roof			Wood Frame w/ Pitched Roof		
	Light Steel Frame			Heavy Steel Frame		
	Concrete w/ Flat Roof			Concrete w/ Pitched Roof		
Raised Patio Decks	Softwood			Hardwood / Metal		
	Patio Roof			Patio Roof Structure		
Mezzanines	Wood Frame			Protected Steel Frame		
	Steel Frame			Reinforced Concrete		
Emergency Generator			KW Rating			

Assumptions and Limiting Conditions

General Assumptions and Limiting Conditions

This report is subject to the following general assumptions and limiting conditions:

1. This report has been made only for the purpose and function stated and shall not be used for any other purpose. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Neither Marsh ("Marsh") nor HSC is responsible for unauthorized use of this report. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of Marsh or any individuals signing or associated with this report, or the professional associations or organizations with which they are affiliated) shall be disseminated to third parties by any means without the prior written consent and approval of Marsh.

2. Any allocation in this report of the total valuation among components of the property and the weighting of the reported values among the various appraisal approaches applies only to the program of utilization stated in this report. The separate values for any components or approaches may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.

3. For events that occur subsequent to the l date hereof, no responsibility is taken and no obligation is assumed to revise this report to reflect the impact, if any, of these events or changing conditions as they may have upon the subject although we reserve the right to do so. Neither Marsh nor any individuals signing or associated with this report shall be required by reason of this report to give further consultation, to provide testimony or appear in court or other legal proceedings, unless specific arrangements therefore have been made.

4. Full compliance with all applicable federal, provincial, and local zoning, use, occupancy, environmental, and similar laws and regulations is assumed, unless otherwise stated.

5. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, provincial, or federal government or private entity or organization have been, or can readily be obtained, or renewed for any use on which the value estimates provided in this report are based.

6. Responsible ownership and competent property management are assumed.

7. Information furnished by others or taken from Company reports and records, standard reference manuals, publications and other sources, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.

8. We have not been engaged nor are we qualified to detect the existence of hazardous or toxic materials or wastes that may or may not be present on or near the property. The presence of potentially hazardous substances such as asbestos, urea-formaldehyde foam insulation, industrial wastes, etc. may affect the value of the property. The value estimate herein is predicated on the assumption that there is no such material on, in, or near the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client should retain an expert in this field if further information is desired.

Marshall & Swift Valuation Disclaimer

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