

Physical Conditions Review

Background of the Physical Condition Reviews:

- Homes constructed through government funding
- Effort to maintain the properties and uphold the overall social objectives of government programs
- Annual Financial Statement Reviews
- Client Visits
- Physical Condition Reviews

Physical Conditions Review

Importance of the Physical Condition Reviews:

- Monitor the physical condition of projects
- Assess and records overall condition of Section 95 projects in database
- Identify potential improvements to maintenance/capital replacement
- Assist with capital replacement planning

Physical Conditions Review

Objective of a Physical Condition Review:

- Identify the deficiency
- Assess the priority level of the deficiency
- Describe the cause (if not apparent)
- Briefly identify the most cost-effective means to correct
- Provide a cost estimate to correct; and
- Identify whether the work is considered maintenance or capital replacement

Physical Conditions Review

Physical Condition Review – What to Report:

- Report on Deficiencies
- Sample of units to review –usually 10-20%*
- Immediate Health & Safety Items (Verbally & in report)

Physical Conditions Review

Physical Condition Review

Reports/Forms Add Inspector Account Search Change Password Instruction Manual Français Print Logout

PMO: -- All Portfolio Officers -- Review Year: 2013 Office: ONTARIO (OTTAWA)

Total Accounts: 9 Reviews Completed: 8

CMHC Account	Applicant	Officer	Inspector
09 917 139	ALGOMA RESIDENTIAL COOPERATIVE INC	CAROL VANHIE	✗ RONALD CONSTANT
09 917 618	GOLDRIDGE COOPERATIVE HOMES INC	CAROL VANHIE	✗ RONALD CONSTANT
10 450 542	CRYSTAL HEIGHTS CO-OPERATIVE INC.	DOROTHY ROBINSON	✗ RONALD CONSTANT
10 692 101	DEVONSHIRE COURT HOUSING CO-OP	CAROL VANHIE	✗ CONNIE WILSON
11 362 746	VICTORIA SQUARE CO-OP	DOROTHY ROBINSON	✗ TARINA ANTHONY
11 422 615	CREEKVIEW HOUSING CO-OP	DIONNE RICHARDSON	✗ LAURA BANDRABUR
12 728 093	HENSLEY GREEN HOUSING CO-OP LTD	ANNE ARSENAULT	✗ GUY ROBICHAUD
14 631 600	ART BURKE HOUSING CO-OP	DOROTHY ROBINSON	✗ GIM RETSINAS
14 850 689	TRILLIUM PLACE HSG COOP OF WOODSTOC	CAROL VANHIE	✗ DENNIS MONTFORD

11:47 AM
28/11/2014

Physical Conditions Review

Physical Condition Review – Timelines:

Deficiencies Categorized As:

- **Urgent:** To be addressed immediately (Health and Safety Item)
- **Short Term (ST):** To be addressed within 1 year;
- **Medium Term (MT):** To be addressed within 1 to 3 years;
- **Long Term (LT):** To be addressed within 3 to 5 or 5+ years

Physical Conditions Review

Physical Condition Review – Timelines:

Assessment Categorized As:

– **Excellent**

- Unit is well maintained
- No deferred maintenance
- No repairs identified

– **Above Average**

- Well maintained
- Some repairs however not considered excessive
- Building components and systems working appropriately

– **Average**

- Repairs identified for majority of portfolio –not considered serious
- Some deferred maintenance
- No immediate threat to health and safety

Physical Conditions Review

Physical Condition Review – Timelines:

Assessment Categorized As:

– **Below Average**

- Immediate repairs needed
- Deferred maintenance and capital needs identified

– **Poor**

- Significant evidence of deferred maintenance
- Capital repairs outstanding which impact building integrity
- Health and safety items identified
- Units require significant repairs for continued occupancy

Physical Conditions Review

Defining a Deficiency:

In the context of portfolio management “**satisfactory state of repair**” means:

- Major building components (structural components including the building envelope, fire safety, heating, electrical, and plumbing systems) are performing and receiving regular maintenance as required by design and the authority having jurisdiction; and have not exceeded their useful lives
- Building finishes and components of a cosmetic/aesthetic nature exhibit the normal wear and tear that is expected in their design use, and have not exceeded their useful lives
- Building components do not pose a threat to the health and safety of occupants”

Physical Conditions Review

Maintenance versus Replacement Reserve Items:

- **Maintenance** refers to annual repairs and servicing such as;
 - furnace servicing
 - cleaning eaves troughs
 - carpet cleaning
 - basic plumbing repairs
- **Replacement Reserve** refers to the replacement of building elements that wear out over the life of the housing unit
 - roofing
 - carpets
 - hot water heaters