



State of Good Repair Plan - Appendix 1: Summary of Preventative Inspection, Planned Repairs, Replacements and Improvements			
Building Address	12,14, 16 East Ave	Date Summary Updated	2026-02-20
		Name & Title of HEK Staff	Maria Maranan, Property Coordinator
Next Scheduled Update: (Updated quarterly):		2026-06-15	

Element	Year Installed/ Replaced (Full/Partial)	Preventative Inspection/ Maintenance Description	Condition (Good, Fair, Poor)	Required Actions (if any)	Scheduled Year of Upcoming Capital Replacement (within next 5 years) if any	Comments
Section 1: Building Envelope						
Roof	Year: 1988 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	No issues or leaks were noted or reported.
Building façade	Year:1988 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual Inspection	Fair	None	At end of life	N/A

Windows	Year: 2026 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023	Fair	Replacement of sealants around the windows.	2026	Windows are generally in fair condition with no reported leaks.
----------------	--	----------	------	---	------	---

Exterior Doors	Year: 1983 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Fair	None	2033	The doors are assumed to be original, and they observed to be functioning as intended. Therefore, immediate replacement is not anticipated.
-----------------------	--	-------------------------------	------	------	------	---

Section 2: Elevators

Elevators Count: 0	Year: N/A <input type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	N/A
---------------------------	--	-----	-----	-----	-----	-----

Section 3: Mechanical (HVAC) Systems

Boiler/District Energy	Year: 1988 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023	Good	None	At end of life	N/A
-------------------------------	--	----------	------	------	----------------	-----

Hot Water Tanks	Year: As needed <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023	Good	None	At end of life	N/A
------------------------	---	----------	------	------	----------------	-----

Make Up Air System	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	N/A
---------------------------	--	-----	-----	-----	-----	-----

Heating System	Year:1988 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	At End of life	N/A
-----------------------	---	----------	------	------	----------------	-----

Section 4: Emergency Power

Emergency Generator	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> N/A	N/A	N/A	N/A	N/A	N/A
----------------------------	---	-----	-----	-----	-----	-----

Section 5: Fire and Life Safety

Fire Alarm System	Year: 2017 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	Monthly third party Annual third party BCA 2023	Good	None	At end of life	Fire Detectors are located in common areas such as corridors, stairwells, and storage. Fire protection supply system managed monthly by Enek.
--------------------------	--	---	------	------	----------------	---

Sprinklers	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> N/A	N/A	N/A	N/A	N/A	N/A
-------------------	---	-----	-----	-----	-----	-----

Section 6: Parking and Site Areas

Parking Garage/Structure	Year: 2025 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	Lot repaved 2025.
External walkway	Year: 1988 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	N/A
Playground	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> N/A	N/A	N/A	N/A	N/A	N/A

Basketball Court	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> N/A	N/A	N/A	N/A	N/A	N/A
-------------------------	---	-----	-----	-----	-----	-----

Section 7: Fall prevention and Egress

Balconies	Year: <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	N/A
------------------	---	-------------------------------	------	------	----------------	-----

Balcony Guardrails	Year: 1994 <input type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	N/A
Stairwell handrails	Year: 1988 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	N/A