



State of Good Repair Plan - Appendix 1: Summary of Preventative Inspection, Planned Repairs, Replacements and Improvements

Building Address	1880 Main Street W.	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
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Section 1: Building Envelope

Roof	Year: 2022 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	The main roof is a built-up roof system with ballast surfacing and was replaced in 2002. The canopy roof has a thermoplastic polyolefin (TPO) membrane and was replaced in 2022.
Building façade	Year:1984 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	None	None	At end of life	The exterior walls are clad in a masonry brick veneer. Brick replacement and mortar-repointing work was completed in 2006, 2010 and 2025. Action includes localized brick replacement and re-pointing, to be completed every 10 years.

Windows	Year: 1984 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	2030	The windows are assumed to be original and were observed to typically be in fair condition. The sealants were reportedly replaced in 2010 and were observed to be in fair condition as well.
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Exterior Doors	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	2033	The doors are assumed to be original and have exceeded their service life. However, they were observed to be functioning as intended. Therefore, immediate replacement is not anticipated.
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Section 2: Elevators

Elevators Count: 1	Year: 2025 ✓ Full <input type="checkbox"/> Partial	TSSA annual	Good	None	N/A	The control valve and oil was reported to be replaced in 2020. Full modernization of major control on the hydraulic elevator completed in 2025 by Alcor. Elevator room is located in basement.
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Section 3: Mechanical (HVAC) Systems

Boiler/District Energy	Year: Full <input type="checkbox"/> Partial	BCA 2023	Good	None	At end life	N/A
Hot Water Tanks	Year: 2008 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Good	None	2033 or end of life	The domestic hot water boiler was replaced in 2008.
Make Up Air System	Year: 2010 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Good	None	2031 or end of life	The make-up air unit was replaced in 2010.

Heating System	Year:	BCA 2023	Good	None	2033 or end of life	The units are heated with electric baseboard heaters. Domestic hot water is heated through a boiler located on the boiler room and stored in a concrete lined storage tank.
	<input type="checkbox"/> Full <input type="checkbox"/> Partial					

Section 4: Emergency Power

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

Section 5: Fire and Life Safety

Fire Alarm System	Year: 2025	Monthly third party	Good	None	At end of life	The fire panel was upgraded in 2025. Fire Detectors are located in common areas such as corridors and stairwells. Fire protection supply system managed and inspected monthly by Enek.
	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	Annual third party BCA 2023				

Sprinklers	Year:2006	Third Party	Good	None	At end of life	Sprinklers are found in basement, first floor, common kitchen and garbage rooms. The fire pump was replaced in 2006.
	<input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> N/A	BCA 2023				

Section 6: Parking and Site Areas

Parking Garage/ Structure	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> N/A	BCA 2023 Visual inspection	Good	None	2047	The parking lot was repaved in 2021 and was observed to be in good condition.
External walkways	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> N/A	BCA 2023 Visual inspection	Poor-Good			Pedestrian walkways are provided around the site and consist of brick and pre-cast pavers. A brick walkway is provided at the west and south elevations of the property.
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
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Section 7: Fall prevention and Egress

Balconies	Year: 1984 <input type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	2047	N/A
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Balcony Guardrails	Year: 2024 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	2047	Balcony guards consist of a combination of masonry balustrades and metal posts with glass panels. Localized repairs completed.
Stairwell handrails	Year: 1984 <input type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	2047	N/A