



State of Good Repair Plan - Appendix 1: Summary of Preventative Inspection, Planned Repairs, Replacements and Improvements			
Building Address	21 Sanford Ave N.	Date Summary Updated	2026-02-20
		Name & Title of HEK Staff	Lindsay Russell, 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: 2025 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial		Good	None	At end of life	Full roof replacement completed in 2025.
Building façade	Year:1994 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	At end of life	N/A

Windows	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	2033	The windows are assumed to be original and were observed to typically be in fair condition.
Exterior Doors	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	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: 2	Year: 2024 ✓ Full <input type="checkbox"/> Partial	TSSA annual	Good	None	At end of life	Full modernization of major control on the hydraulic elevator and overhead traction elevator completed in 2024. Security Cameras added to both.
Section 3: Mechanical (HVAC) Systems						
Boiler/District Energy	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	At end of life	Four natural gas fired boilers are serving the building, located in basement boiler room.
Hot Water Tanks	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	At end of life	N/A
Make Up Air System	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	2040	Unit seems to be in fair condition. No issues were reported.
Heating System	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial	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.
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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
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Section 5: Fire and Life Safety

Fire Alarm System	Year: 2020 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	Monthly third party Annual third party BCA 2023	Good	None	At end of life	The panel was replaced in 2020. Fire Detectors are located in common areas such as corridors, stairwells, and storage. Corridors have fire extinguishers enclosed in glass cabinets that are inspected monthly. Fire protection supply system managed by Enek.
Sprinklers	Year: 1994 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> N/A	Third Party BCA 2023	Good	None	At end of life	Sprinklers are found in basement mechanical/electrical rooms, garbage/disposal room, garage, attics and other common areas. Fire protection supply system managed by Enek can be found in basement sprinkler room. No issues has been reported.

Section 6: Parking and Site Areas

Parking Garage/ Structure	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	2047	An underground parking garage with 55 parking stalls
External walkway	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	N/A
Playground	Year: ✓ Full <input type="checkbox"/> Partial	Annual	Good	None	At end of life	Annual playground inspection completed by certified third party inspector.

Basketball Court	Year: ✓ Full <input type="checkbox"/> Partial	Visual inspection	Good	None	At end of life	N/A
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Section 7: Fall prevention and Egress

Balconies	Year: 2017 <input type="checkbox"/> Full ✓ Partial	BCA 2023 Visual inspection	Good	None	At end of life	A cast-in-place concrete balcony at each unit. The slabs are finished with a waterproofing membrane. Repairs made in 2017. The balconies are in good condition.
Balcony Guardrails	Year: 2017 <input type="checkbox"/> Full ✓ Partial	BCA 2023 Visual inspection	Good	None	At end of life	There are prefabricated aluminum guardrails with glass infill panels at each balcony. The railings were replaced starting in 2017. The balconies are in good condition.

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