



State of Good Repair Plan - Appendix 1: Summary of Preventative Inspection, Planned Repairs, Replacements and Improvements						
Building Address	38 Hayden		Date Summary Updated		2026-05-15	
			Name & Title of HEK Staff		Manoj Mathew, Property Coordinator	
Next Scheduled Update: (Updated quarterly):				2026-05-15		
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
<b>Section 1: Building Envelope</b>						
<b>Roof</b>	Year: 1992 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	The roof is in fair condition. No issues or leaks were noted or reported.
<b>Building façade</b>	Year:1992 ✓ Full <input type="checkbox"/> Partial	BCA 2023 Visual Inspection	Good	None	At end of life	N/A
<b>Windows</b>	Year: 2026 ✓ Full	BCA 2023	Good	None		All windows and patio doors were replaced in 2026.

<b>Exterior Doors</b>	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.
<b>Section 2: Elevators</b>						
<b>Elevators Count: 0</b>	Year: N/A <input type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	N/A
<b>Section 3: Mechanical (HVAC) Systems</b>						
<b>Boiler/District Energy</b>	Year: 1992 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	At end of life	N/A
<b>Hot Water Tanks</b>	Year: 2002 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Good	None	At end of life	Two domestic water heaters provide potable hot water for the building. The tanks were replaced in 2002 and have reportedly functioned as intended. A budget has been provided to replace the heaters and tank at the end of service life.
<b>Make Up Air System</b>	Year: N/A <input type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	N/A
<b>Heating System</b>	Year: 1994 ✓ Full <input type="checkbox"/> Partial	BCA 2023	Fair	None	2027/At End of life	The building heat is provided by a single boiler distributing hot water to radiant baseboard heaters throughout the building. Natural gas fired boilers serve the building located in mechanical room. No issues reported.

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**Section 4: Emergency Power**

<b>Emergency Generator</b>	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**

<b>Fire Alarm System</b>	Year: <input 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 and stairwells. Fire protection supply system managed and inspected monthly by Enek.
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<b>Sprinklers</b>	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 6: Parking and Site Areas**

<b>Parking Garage/ Structure</b>	Year: <input type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	N/A
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<b>External walkway</b>	Year: 1994 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Poor	Repair	2026	Concrete walkway repair to commence in 2026
<b>Playground</b>	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

<b>Basketball Court</b>	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

<b>Balconies</b>	Year: 2027 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Poor	Repair	At end of life	Scope of work completed and exploring funding options. Anticipate work to commence in 2027.
<b>Balcony Guardrails</b>	Year: 2027 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Fair	None	At end of life	Scope of work completed and exploring funding options. Anticipate work to commence in 2027.

<b>Stairwell handrails</b>	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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