



State of Good Repair Plan - Appendix 1: Summary of Preventative Inspection, Planned Repairs, Replacements and Improvements			
Building Address	549 Barton Street	Date Summary Updated	2026-05-15
		Name & Title of HEK Staff	Maria Maranan, 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
Section 1: Building Envelope						
Roof	Year: 2024 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	The roof on the garbage storage shed was replaced. is in fair condition. No issues or leaks were noted or reported.
Building façade	Year:2026 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual Inspection	Fair	Repair	2026	EIFS Overcladding to be applied over the existing stucco walls complete with weather resistive barrier, substrate repairs and installation of insulated cladding overtop.

Windows	Year: 2010 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023	Fair	None	2026	Windows will be replaced 2026.
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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.
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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
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Section 3: Mechanical (HVAC) Systems

Boiler/District Energy	Year: 2007 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023	Good	None	At end of life	Heating in each suite is provided by a ducted forced air fan coil unit type system. Heating water for coil is provided by a combination of domestic hot water and heating water natural gas fired tank installed in a dedicated closet within each suite complete with circulation pump.
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Hot Water Tanks	Year: As needed <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023	Good	None	At end of life	Domestic hot water tanks for suites are gas fired combination domestic hot water and suite heating water type units. They are located within each suite in a dedicated closet.
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Make Up Air System	Year: 2010 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023	Good	None	At end of life	N/A
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Heating System	Year:1994 <input checked="" type="checkbox"/> 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

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: 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: <input type="checkbox"/> Full <input type="checkbox"/> Partial	N/A	N/A	N/A	N/A	No onsite parking.
External walkway	Year: 1983 <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	BCA 2023 Visual inspection	Fair	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
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Section 7: Fall prevention and Egress

Balconies	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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Balcony Guardrails	Year: 1994 <input type="checkbox"/> Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> N/A	N/A	N/A	N/A	N/A	N/A
Stairwell handrails	Year: 1983 <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial	BCA 2023 Visual inspection	Good	None	At end of life	N/A