Element	Description of Task	Frequency	2008	2009	2010	2011	2012	2 2013	2014	4 2015	201	6 201	7 20)18	2019	2020	2021	2022	2023	2024	2025	202	6 2027	2028	2029	2030	2031	2032	2033
Painted Architectural Exterior Concrete	· Coat entire building with Dow Corning AllGuard Silicone Elestomeric membrane	Once																					-						
	Inspect all exterior concrete for cracks and de-lamination. Repair damage as required. Numerous stress cracks and those along cold-joints require immediate attention	Annually																											
	Wash all exterior concrete walls with a mild detergent and soft brush. Rinse with low pressure (1000 psi max.) water	10 years																											
Balconies, Eyebrows, Window Sills and Juliet Balconies	Pressure wash all balconies and eyebrows and install a liquid applied urethane membrane	Once																											
	· Pressure wash balconies and eyebrows and overcoat with liquid applied urethane pedestrian traffic membrane	15 years		- 2																									
Roof Membranes	· Clean drains	Annually																											
	· Inspect membrane condition below pavers, gravel ballasts and rigid insulation for possible replacement	25 years				-																							
Window-wall and Punched Aluminum Windows	· Clean windows	Annually																											
	· Budget for replacement of failed sealed double glazing, assume 5% replacement per year starting immediately	Annually																											
Storefront Window Along Richards Street	· Recaulk storefront windows	8 years				-																							
Townhouse Rooftop Doors	· Replace with new adequately rated doors	Once																											
Exterior Metal Components	· Clean and remove rust and re-paint exterior painted metal components (including vents and flashings) with zinc rich primer as required and 2 coats of high quality exterior enamel paint at 10 year intervals	10 years										2																	
	· Inspect all flashing joints for sealant failure annually and re-seal joints as required	Annually																											

Element	Description of Task	Frequency	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Guard Rails	· Inspect for damage or rusting fasteners. Refasten any lose guard rails. Report structural damage to engineer as required	Annually																										
Caulking	· Replace all seants between dissimilar materials																	•								4		
	· Inspect all exterior sealant joints installed between dissimilar materials annually. Replace failed joints with new backer rod and Dow Corning 795 Silicone sealant	Annually																										
Dryer Vents	· Clean dryer ducts and vent grills	6 months																										
	· Inspect dryer vent terminations for lint blockage	6 months										7																
	After dryer ducts and vent grills have been cleaned, install booster fans between the cloths dryers and ducts where heavy condensation is observed at the exterior vent	Once																										
Flashing	· Install new flashings to the pool parapet and surrounding structure. Alternatively, a urathane membrane could be used	Once																										
	· Inspect for corrosion, proper slope and joint sealant failure	Annually																										
Parkade	· Repair all cracks in the ceiling and walls with either urethane of epoxy injection	2 years																										
Building Envelope Condition Survey	Perform building envelope condition surveys at 3 year intervals	3 years																										
	Budget Cost Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -