Christ the Savior Orthodox Church
Junior Warden Annual Maintenance Report (2025)

This report summarizes the maintenance work completed at the parish over the past year and highlights several major projects anticipated in the coming years. The primary focus has been on safety, essential repairs, and maintaining existing facilities, with generous volunteer support helping reduce overall costs.

Maintenance and Repairs Completed

- Completed multiple safety and code-related improvements, including replacement of exit sign batteries, installation of fire extinguishers, and repairing of roof leaks.

- Repaired and preserved chapel spaces: supply closet mold remediation, ceiling and drywall repair and repainting, chapel door refinishing, and carpet cleaning.

- Completed roof valley mortar repairs at a total cost of $6,619, significantly under the original $10,000 estimate.

- Replaced the well pump and installed a new Combi boiler (approx. $10,350), resolving ongoing water and heating reliability issues.

- Addressed high iron content in the water, believed to be resolved per service provider.

- Conducted Parish Clean-Up Day and refinished outdoor tables and chairs.

- Numerous projects were completed or assisted by parish volunteers, resulting in meaningful savings and strengthened stewardship.

Major Upcoming and Long-Term Projects

- HVAC Systems: Two of five systems were replaced in 2022. Remaining systems serving the chapel, hall, multipurpose room, and rectory will likely require repair or replacement in the coming years (estimated $12,000–$15,000).

- Parking Lot and Driveway: Last seal-coated in 2022. Seal-coating is typically required every 3–5 years, with portions needing asphalt replacement (estimated $15,000–$20,000).

- Rectory Kitchen: Most appliances are non-functional and cabinets are aging. Appliance replacement will require accompanying renovations (estimated $40,000–$50,000).