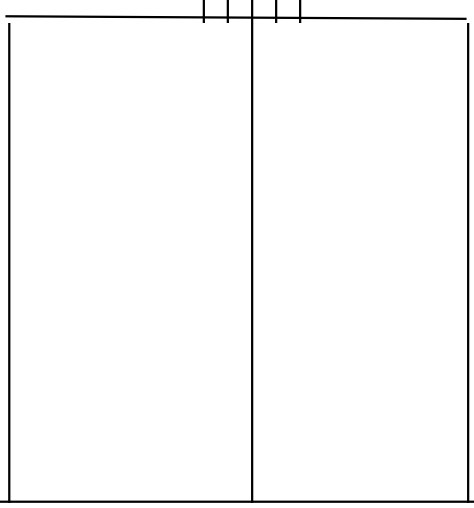


**AQUARIUS CONDOMINIUM**  
**Elevator Survey & Report**  
**February 27, 2015**



**Prepared by**  
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**Aquarius Condominium Association, Inc.**  
Elevator Survey & Report  
February 27, 2015

**Prepared for:**  
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2751 South Ocean Drive  
Hollywood, FL 33019

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**SECTION I**

**SUMMARY**

## SUMMARY

### **A. SCOPE**

This elevator survey was requested by the **Aquarius Condominium Assoc. Inc.** to determine if the level of maintenance being performed by the elevator contractor is in compliance with the maintenance contract. Elevator performances, machine rooms, hoist way equipment and fixtures were all surveyed as part of the report.

### **B. TEST PERFORMED**

The machine room equipment: environment conditions, lighting, fire extinguishers, smoke detector condition, overall housekeeping were surveyed. Hoistway conditions: the overhead, door panels, door hardware and equipment, counterweights, car tops, door operator, car door equipment and pit equipment were all surveyed/inspected.

### **C. MAINTENANCE PERFORMANCE**

The seven (7) elevators evaluated are presently being serviced by ThyssenKrupp Elevator Co. The evaluation of maintenance performed is based on the following:

There are four areas that indicate good elevator maintenance procedures:

1. Housekeeping
2. Lubrication
3. Parts Replacement (including availability)
4. Adjustments/Operation

The following three categories are based on the four maintenance procedures listed above. On a scale of 1-10.

1-3 =*POOR*: Indicates a lack of maintenance being performed and is not acceptable under the terms of the contract.

4-6 =*FAIR*: Indicates that maintenance is being performed, but improvement is necessary to fulfill the terms of the contract.

7-10 =*GOOD*:

Indicates that a concentrated effort is being made to maintain the elevators at a high level of reliability and efficiency, and complies with the most terms of the contract.

## D. EVALUATION OF MAINTENANCE

**Finding:** After a complete evaluation of the elevator systems the maintenance being performed at Aquarius Condominium, (housekeeping, lubrication, parts replacement and adjustments - according to contract), the maintenance can be rated at a “**3 = Poor**”. Much improvement is necessary to bring the maintenance up to a level of “Good” that complies with the contract in all areas.

The following performance readings and deficiencies recorded will explain the “**3 = Poor**” rating given for the maintenance being performed.

**It appears more time for maintenance is necessary to achieve the level of maintenance which is required for this system. A detail to maintenance must become a priority. See further information in this report.**

**SECTION II**  
**ELEVATOR ANALYSIS**

## ELEVATOR ANALYSIS

### A. PURPOSE

This analysis was created to measure the existing elevator system against the industry standards, which have been set by national codes, or engineering practice and are used in the elevator industry.

The functions of your elevators that were tested are those most directly related to the reliability of your elevator. Some items such as car speed, door open and close times are related to how efficient your elevator operation is.

### B. DEFINITIONS

1. Elevator Speed: The speed of the elevators were measured with a tachometer while the elevators were making high speed runs through the building top to bottom with no load on the car. The rated speed should be + five (5%) in the up or down direction.
2. Door Opening Time: Measured from the time the doors begin to open until the doors are fully open.
3. Door Close Time: Measured from the time the doors begin to close until the doors are fully closed.
4. Hall Call Door Open Time: Measured from the time the doors are fully open (When stopping for a hall call) until the doors begin to close.
5. Car Call Door Open Time: Measured from the time the doors are fully open (When making a car call) until the doors begin to close.
6. Door Torque: Measured with a pressure gauge by stalling the doors when closing approximately six (6) inches into closing mode. This pressure not to exceed 30 lbs. per ASME / ANSI A17.1 Code.
7. Performance Time (Floor to Floor): Measured from the time the doors begin to close on one floor, until the doors are approximately 3/4 open at the next floor, up or down.
8. Acceleration, Slowdown Transition, Stopping and Floor Level: Acceleration and slowdown transition should be smooth with no apparent steps that can be felt. Stopping should be smooth with no bumps. The car should stop at each landing approximately + 3/8 inches from floor level.



## **C. ELEVATOR PERFORMANCES**

Building: Aquarius Condominium

Elevator No: 1-3 N

Capacity: 2500

Stops: 18

Manufacturer: Armor/Swift

Speed: 350 FPM

Opening: 18

Entrances: S.S.S.

Size: 36"x84"

Typical Floor Hts: 8' 8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	344	350 fpm	No	Complies +/- 5%
Car Speed Dn	345	350 fpm	No	Complies +/- 5%
Stop	Poor		Yes	Stops on Brake
Stop Accuracy	Ok	+3/8"	No	
Deceleration	Ok		No	
Acceleration	Ok		No	
Ride	Ok		No	
Door Open	4.8	3.0 sec	Yes	Adjust to standard
Door Close	4.1	3.0 sec	Yes	Adjust to standard
Closing Torque	15 lbs	30 lbs	No	<b>Code max. 30 lbs.</b>
Door Edge	Ok		No	
Door Operation	Noisy		Yes	Noisy
Nudging	+60 sec	+30 sec.	Yes	Adjust as necessary
Car/Door Open Time	3.4	3 – 5 sec	No	
Hall/Door Open Time	4.8	4 – 7 sec	No	
Lobby Door Time	4.8	6 – 10 sec	Yes	
Car Emergency Light	Check			Did not test
Car Telephone	Rings		Yes	No answer Repair ASAP!
Alarm	Ok		No	
Door open button	Ok		No	
Performance Time Up	15.6	10.5	Yes	Adjust to standard
Performance Time Dn	15.3	10.5	Yes	Adjust to standard

Fire Service Operation – Did not test

Car door Stainless steel edge cap falling off.

## ELEVATOR PERFORMANCE

Building: Aquarius Condominium

Elevator No: 2 of 3 N

Capacity: 2500

Stops: 18

Manufacturer:

Speed: 350 FPM

Opening: 18

Entrances: S.S.S.

Size: 36"x 84"

Typical Floor Hts: 8' 8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	343	350 fpm	No	Complies +/- 5%
Car Speed Dn	344	350 fpm	No	Complies +/- 5%
Stop	Poor		Yes	Stops on brake
Stop Accuracy	Ok	+3/8"	No	
Deceleration	Poor		Yes	Adjust
Acceleration	Ok		No	
Ride	Poor		Yes	Vibration
Door Open	3.6	3.0 sec	No	
Door Close	5.7	3.0 sec	Yes	Very slow
Closing Torque	25 lbs	30 lbs	No	<b>Code max. 30 lbs.</b>
Door Edge	Ok		No	
Door Operation	Poor		Yes	Noisy
Nudging	+60 sec.	30 sec.	Yes	Adjust 25 sec
Car/Door Open Time	4.7	3 – 5 sec	No	
Hall/Door Open Time	5.1	4 – 7 sec	No	
Lobby Door Time	6.3	6 – 10 sec	No	
Car Emergency Light	Check			Did not test
Car Telephone	Rings		Yes	No answer
Alarm	Ok			
Door open button	Ok			
Performance Time Up	15.5 sec.	10.5	Yes	Adjust to standard
Performance Time Dn	15.4 sec.	10.5	Yes	Adjust to standard

Fire Service Operation – Did not test.

**Note:** There is a damaged hall button at the lobby level. Repair as necessary.

## ELEVATOR PERFORMANCE

Building: Aquarius Condominium

Elevator No: 3 of 3 N

Capacity: 3500

Stops: 18

Manufacturer: Swift/Armor

Speed: 250 FPM

Opening: 18

Entrances: S.S.S.

Size: 42"x 84"

Typical Floor Hts: 8'x 8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	250	250 fpm	No	Complies +/- 5%
Car Speed Dn	250	250 fpm	No	Complies +/- 5%
Stop	Ok		No	
Stop Accuracy	Ok	+3/8"	No	
Deceleration	Ok		No	
Acceleration	Ok		No	
Ride	Ok		No	
Door Open	3.6	3.6 sec	No	
Door Close	4.0	3.6 sec	No	
Closing Torque	20 lbs	30 lbs	No	<b>Code max. 30 lbs.</b>
Door Edge	Ok		No	
Door Operation	Poor		Yes	Noisy
Nudging	+60 sec.	+30 sec.	Yes	Adjust as necessary
Car/Door Open Time	4.5	3 – 5 sec	No	
Hall/Door Open Time	5.1	4 – 7 sec	No	
Lobby Door Time	6.5	6 – 10 sec	No	
Car Emergency Light	check			
Car Telephone	Rings		Yes	No answer
Alarm	Ok			
Door open button	Ok			
Performance Time Up	14.8	13.2	No	Ok
Performance Time DN	14.3	13.2	No	Ok

Fire Service Operation – Must be checked monthly.

## ELEVATOR PERFORMANCE

Building: Aquarius Condominium

Elevator No: 1 of 3 S

Capacity: 2500

Stops: 18

Manufacturer: Swift/Armor

Speed: 350 FPM

Opening: 18

Entrances: S.S.S.

Size: 36"x 84"

Typical Floor Hts: 8'-8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	344	350 fpm	No	Complies +/- 5%
Car Speed Dn	345	350 fpm	No	Complies +/- 5%
Stop	Ok		No	
Stop Accuracy	Ok	+3/8"	No	
Deceleration	Ok		No	
Acceleration	Ok		No	
Ride	Poor		Yes	Cab rocks
Door Open	2.5	3.0 sec	Yes	Adjust as necessary
Door Close	4.0	3.0 sec	Yes	Adjust as necessary
Closing Torque	18 lbs	30 lbs	No	<b>Code max. 30 lbs.</b>
Door Edge	Ok		No	
Door Operation	Poor		Yes	Noisy
Nudging	Poor	30 sec	Yes	Adjust as necessary
Car/Door Open Time	4.2	3 – 5 sec	No	
Hall/Door Open Time	5.6	4 – 7 sec	No	
Lobby Door Time	5.6	6 – 10 sec	Yes	
Car Emergency Light	Check			
Car Telephone	No		Yes	No answer
Alarm	Ok			
Door open button	Ok			
Performance Time Up	15.0	10.5	Yes	Adjust to standard
Performance Time Dn	14.8	10.5	Yes	Adjust to standard

Fire Service Operation – Did not test.

## ELEVATOR PERFORMANCE

Building: Aquarius Condominium

Elevator No: 2 of 3 S

Capacity: 2500

Stops: 18

Manufacturer: Armor/Swift

Speed: 350 FPM

Opening: 18

Entrances: S.S.S.

Size: 36"x 84"

Typical Floor Hts: 8'x 8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	341	350 fpm	No	Adjust to +/- 5% contract
Car Speed Dn	344	350 fpm	No	Adjust to +/- 5% contract
Stop	Little Hard		Yes	Adjust
Stop Accuracy	Ok	+3/8"	No	
Deceleration	Bumps		Yes	Adjust
Acceleration	Ok		No	
Ride	Ok		No	
Door Open	3.2	3.0 sec	No	
Door Close	3.2	3.0 sec	No	
Closing Torque	18 lbs	30 lbs	No	<b>Code max. 30 lbs.</b>
Door Edge	Ok		No	
Door Operation	Fair		Yes	Repair for smooth operation
Nudging	+60	30 sec.	Yes	Adjust to standard
Car/Door Open Time	5.5	3 – 5 sec	Yes	
Hall/Door Open Time	4.2	4 – 7 sec	No	
Lobby Door Time	6.9	6 – 10 sec	No	
Car Emergency Light	Check			Did not test
Car Telephone	Rings		Yes	No answer
Alarm	Ok		No	
Door open button	Ok		No	
Performance Time Up	15.8	10.5	Yes	Adjust to standard
Performance Time Dn	13.6	10.5	Yes	Adjust to standard

Fire Service Operation – Did not test.

**Notes:** The car door edge stainless steel cap is missing.

## ELEVATOR PERFORMANCE

Building: Aquarius Condominium

Elevator No: 3 of 3 S

Capacity: 3500

Stops: 18

Manufacturer: Armor/Swift

Speed: 250 FPM

Opening: 18

Entrances: S.S.S.

Size: 42"x 84"

Typical Floor Hts: 8'x 8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	230	250 fpm	Yes	Adjust to +/- 5% contract
Car Speed Dn	229	250 fpm	Yes	Adjust to +/- 5% contract
Stop	Ok		No	
Stop Accuracy	Ok	+3/8"	No	
Deceleration	Ok		No	
Acceleration	Ok		No	
Ride	Ok		No	
Door Open	3.7	3.6 sec	No	
Door Close	4.3	3.6 sec	Yes	Adjust as necessary
Closing Torque	22 lbs	30 lbs	No	<b>Code max. 30 lbs.</b>
Door Edge	Ok		No	
Door Operation	Ok		No	
Nudging	+60 sec.	25 sec	Yes	Adjust as necessary
Car/Door Open Time	4.8	3 – 5 sec	No	
Hall/Door Open Time	6.5	4 – 7 sec	No	
Lobby Door Time	6.5	6 – 10 sec	No	
Car Emergency Light	Check			Did not test
Car Telephone	Rings		Yes	No answer
Alarm	Ok		No	
Door Open button	Ok		No	
Performance Time Up	15.9	13.2	Yes	Adjust to standard
Performance Time Dn	15.6	13.2	Yes	Adjust to standard

Fire Service Operation – Did not test.

## **ELEVATOR PERFORMANCE OVERVIEW**

### **1N - Passenger Car:**

1. Door operation is noisy.
2. Nudging is not activated.
3. Car stops hard on the brake.
4. Car telephone is not working connected according to code.
5. Door opening and closing times are slow.
6. Floor to floor times are slow.
7. Car door stainless steel edge cap is falling off.

### **2N - Passenger Car:**

1. Ride quality is poor. Check roller guides for wear and proper adjustments.
2. Door closing speed needs adjusting.
3. Door operation has roller squeak noise.
4. Nudging is not activated.
5. Floor to floor times are slow.
6. Deceleration is poor.
7. Car telephone is not working connected according to code.
8. Car stops hard on the brake.

### **3N - Service/Passenger Car:**

1. Car telephone is not working connected according to code.
2. Nudging time is not activated
3. Door operation is poor. Operation is rough and needs repair to correct.

### **1S - Passenger Car:**

1. Ride quality is poor. Check roller guides for wear and proper adjustments.
2. Door closing speed needs adjusting.
3. Door operation has roller squeak noise.
4. Nudging is not activated.
5. Floor to floor times are slow.
6. Car telephone is not working connected according to code.



## 2S - Passenger Car:

1. Door closing speed needs adjusting.
2. Car door edge cap is missing.
3. Door operation needs work.
4. Nudging is not activated.
5. Floor to floor times are slow.
6. Deceleration is poor.
7. Car telephone is not working connected according to code.
8. Car stops on the brake.

## 3S - Service/Passenger Car:

1. Car speeds need adjusting.
2. Door closing speed needs adjusting.
3. Nudging is not activated.
4. Floor to floor times are slow.
5. Car telephone is not working connected according to code.

## 7 - Hydraulic Passenger:

1. Long delay before up start.
2. No telephone communication.
3. No alarm bell.
4. Poor door operation.
5. Door torque too high.

**SECTION III**  
**EQUIPMENT REVIEW**

# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condo	<b>5YR Test:</b> March 2014	<b>Annual Test:</b> March 2014
<b>Job Address:</b> 2751 South Ocean Drive, Hollywood FL 33019		<b>Serial:</b> #10401
<b>Elevators:</b> 1 of 3 North	<b>Capacity:</b> 2500 Lbs	<b>Speed:</b> 350 fpm
<b>Stops:</b> 18	<b>Openings front:</b> 18	<b>Openings Rear:</b> 0
<b>Floor Markings:</b>	<b>Front:</b> G, 2-12, 14-18, PH	<b>Rear:</b> 0
<b>Entrance Size:</b> 36"x84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b>	Mfg: Hollister	Model: 640H	Hoist Cables: 4 - 5/8"
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<b>Hoist Motor</b>	Mfg.: Marathon	Frame: 324T	
	Volts: 460	Amp: 33	Ph 3      Cy 60
	RPM: 1170	HP: 25	

<b>Drive</b>	Type: HPV900
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<b>Governor</b>	Mfg.: Hollister	Type: 205	Cable size: 3/8 8x19 TS
	Trip Speed: 452 fpm	Sw. trip speed: 402 fpm	

<b>Controller</b>	Mfg.: Swift	Type: Futura	Volts: 460
	Controller HP: 25		

<b>Door Equipment</b>	Mfg.: GAL
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- |               |  |
|---------------|--|
| <b>Notes:</b> | <ol style="list-style-type: none"> <li>1. Manufacture date is 11-9-2000</li> <li>2. Remove the old motor from the machine room.</li> <li>3. The old service doors should be removed and replaced or blocked up.</li> <li>4. Entrance door frame is rusted out and needs to be replaced.</li> </ol> |
|---------------|--|

MOTOR ROOM EQUIPMENT	Elevator #1
<b>Controller:</b> 1. The controller is very dirty. Clean the entire controller	
2. Replace the missing securing screw for motor board link assembly.	
3. Replace duct covers.	
4. Cover exposed wires on controller, top duct.	
5. Code data tag is missing. Install per code requirement.	
6. Cat. #1 & #5 inspection tags missing. Install per code requirement.	
<b>Machine:</b> 1. The machine needs to be cleaned and painted, but otherwise in good condition.	
2. The gear oil level is good. No thrust or gear lash evident.	
3. The car sometimes stops on brake.	
<b>Drive Sheave:</b> 1. Ok at this time.	
<b>Hoist Motor:</b> 1. Clean and paint the hoist motor, otherwise ok.	
<b>Brake:</b> 1. Adjust pick gap to reduce noise.	
<b>Brake Switch:</b> 1. Why is there no brake switch?	
<b>Hoist Cables:</b> 1. The clips at shackles need adjusting, 4x & 8x the diameter of the cable.	
<b>Governor:</b> 1. There is surface rust. Clean, paint and lubricate.	
2. Identify number 1.	
<b>Governor Cables:</b> 1. There is some dusting but no strand breaks evident at this time.	
<b>Drive:</b> 1. The drive is ok.	
<b>Main Fuse Disconnect:</b> 1. The warning tag is missing.	
<b>Cab Light Disconnect:</b> 1. Ok	
<b>GFI Electrical Outlet:</b> 1. Ok	
<b>Machine Room Lighting:</b> 1. Ok	
<b>Machine Room Door &amp; Signage:</b> 1. Ok	
<b>Machine Room Access:</b> 1. Ok	
<b>Machine Room Air Conditioning:</b> 1. Ok	
<b>Inspection Tag:</b> 1. Missing cat 1 - 5.	
<b>Code Data Tags:</b> 1. Missing.	
<b>Notes:</b> 1. Clean the machine room to remove debris, dirt, dust and old unused parts.	
2. Remove motor and old CRT monitor.	

<b>HOISTWAY EQUIPMENT</b>	<b>Elevator #1</b>
<b>Rails:</b>	1. Clean rails of the surface rust.
<b>Landing System:</b>	1. The landing system appears ok, however the tape is rusty and a potential problem.
<b>Door Panels:</b>	1. Clean to remove dust and dirt buildup. Remove dirt/dust from the top of doors.
<b>Frames and Sills:</b>	1. Ok
<b>Entrance Jamb Braille:</b>	1. Ok
<b>Fascias:</b>	1. Clean fascias.
<b>Door Hangers &amp; Rollers:</b>	1. Need new felt oilers on all door rollers. 2. Replace noisy rollers on levels 18, 17,16, 15, 12, 10, 8, 7, 6, 5, 4, 3, & G.
<b>Door Tracks:</b>	1. Clean and lubricate all tracks.
<b>Door Interlocks:</b>	1. Adjust door lock wipe on the 9th floor.
<b>Dust Covers:</b>	1. Dust covers are not in place.
<b>Door Pick Up:</b>	1. The mounting plates are not painted, allowing them to rust.
<b>Gibs:</b>	1. Tight at 5th floor.
<b>Door Closers:</b>	1. Door is in bind at the 5th floor.
<b>Door Unlocking Device:</b>	1. Ok
<b>4" Floor Numbers:</b>	1. Ok
<b>Terminal Slow Down Limits:</b>	1. Appear to be ok at this time
<b>Final Limit:</b>	1. Ok
<b>Ventilation:</b>	1. There is one vent. No hood.
<b>Counter Weights:</b>	1. Weights are very rusty. Clean and paint.
<b>CWT. Guides:</b>	1. Ok
<b>Compensation Chains:</b>	1. Ok. No slack switch at this time.
<b>Traveling Cable:</b>	1. Ok
<b>Hoistway Projections &amp; Recesses 4" Max:</b> 1. Ok	
<b>Foreign Pipe / Duct Work:</b>	1. None.
<b>Notes:</b>	1. Clean behind door header at lobby level.
	2. A vent damper is recommended to be installed at the top of the hoist way to prevent hoist way rust.
	3. Brake does not set properly.

CAR EQUIPMENT	Elevator #1
<b>Platforms and Slings:</b> 1. Ok	
<b>Door Operators:</b> 1. Door operators need to be thoroughly cleaned and lubricated. 2. The worn and noisy belt needs to be replaced.	
<b>Car Top Fan:</b> 1. Fan is very dirty. Clean.	
<b>Car Top Inspection Station:</b> 1. Ok	
<b>Light and GFI Outlet:</b> 1. Ok	
<b>Alarm Bell:</b>	
<b>Battery:</b>	
<b>Car Door Panels:</b> 1. Very dirty. Clean thoroughly.	
<b>Car Door Sill:</b> 1. Clean behind door fronts.	
<b>Door Gibs:</b> 1. Ok	
<b>Handrails:</b> 1. Ok	
<b>Door Hangers &amp; Rollers:</b> 1. Replace noisy rollers. 2. Replace missing oilers.	
<b>Door Tracks:</b> 1. Ok	
<b>Car Door Clutch:</b> 1. Needs to be cleaned and lubricated.	
<b>Door Zone Restrictor:</b> 1. Not working. Repair ASAP as per code.	
<b>Car Door Gate Switch:</b> 1. Replace the worn engaging roller.	
<b>Car Door Edge Detectors:</b> 1. Ok	
<b>Car Guides:</b> 1. Needs to be cleaned and lubricated.	
<b>Safeties:</b> 1. Appear ok at this time.	
<b>Escape Hatch:</b> 1. Ok	
<b>Cab Enclosure:</b> 1. Light guard is ok. 2. The vent holes are not guarded.	
<b>Car Top Maintenance:</b> 1. The car top is very dirty. Clean to remove all dirt, dust and debris. 2. Remove old rags from car top.	

<b>SIGNAL FIXTURES</b>
<b>Car Operating Panel (C.O.P.):</b> 1. Ok
<b>Car Fire PH II Station:</b> 1. Ok
<b>Car Position Indicator:</b> 1. Ok
<b>Lobby Position Indicators:</b> 1. Indicator is very dim and needs to be repaired.
<b>Hall Push Button Stations:</b> 1. Ok
<b>Hall Fire PH I-II Station:</b> 1. Ok
<b>Car Lanterns With Gongs:</b> 1. Ok. The down arrow on the strike side is not working.
<b>Telephone Communication:</b> 1. Ok
<b>Passing Gongs:</b> 1. Ok
<b>Fire Warning Signs:</b> 1. Ok

<b>PIT EQUIPMENT</b>
<b>Stop Switch:</b> 1. Ok
<b>Lighting and Switch:</b> 1. Ok
<b>Outlet w/ GFI.</b> - No GFI at this time.
<b>Ladder:</b> 1. Ok
<b>Sump Pump:</b> 1. Ok. Didn't test.
<b>Governor Tail Sheave:</b> 1. Ok
<b>Car Buffers:</b> 1. Ok
<b>CWT Buffers:</b> 1. Ok
<b>CWT Guards</b> - None

# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condominium	<b>5YR Test:</b> March 2014	<b>Annual Test:</b> March 2014
<b>Job Address:</b> 2751 South Ocean Drive Hollywood FL 33019		<b>Serial:</b> #10402
<b>Elevators:</b> 2 of 3 South	<b>Capacity:</b> 2500	<b>Speed:</b> 350 fpm
<b>Stops:</b> 18	<b>Openings front:</b>	<b>Openings Rear:</b> 0
<b>Floor Markings:</b> G, 2-12, 14-18, PH	<b>Front:</b> G, 2-12, 14-18, PH	<b>Rear:</b> 0
<b>Entrance Size:</b> 36"x 84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b>	Mfg.: Armor Model: 4B Hoist Cables: 4 5/8"
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<b>Hoist Motor</b>	Mfg.: Marathon Frame: 324T			
	Volts: 460 Amp: 33	Ph: 3	Cy: 60	
	RPM: 1170 HP: 25			

<b>Drive</b>	Type: HPV 900			
	Volts: Amps: Ph: Cy:			
	RPM: HP: KW:			

<b>Governor</b>	Mfg: Type: 205 Cable size: 3/8 8x19 TS
	Trip Speed: 452 fpm Sw. trip speed: 402 fpm

<b>Controller</b>	Mfg.: Swift Type: Futura Volts: 460
	Controller HP: 40

<b>Door Equipment</b>	Mfg.:GAL
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**Notes:** 1. Install date 2000/  
 2. Over shoot PH level up direction.



<b>MOTOR ROOM EQUIPMENT</b>	<b>Elevator #2</b>
<b>Controller:</b>	1. Entire controller needs cleaning. Remove excess carbon dust and dirt buildup.
	2. Clean fan dirt from the back side of the controller.
	3. Secure the drive cover.
	4. Cover open duct on the top of controller and secure.
<b>Machine:</b>	1. Ok. No thrust or gear lash is evident.
	2. Clean machine to remove dirt, oil and paint.
<b>Drive Sheave:</b>	1. Ok
<b>Hoist Motor:</b>	1. Ok. Secure cover on tach.
<b>Hoist Cables:</b>	1. Clean and remove debris. Original cables from 1973
<b>Brake:</b>	1. Remove core and check sleeve.
	2. The brake greenfield goes thru the floor. This does not meet code and should be corrected.
	3. Clean and lubricate.
<b>Brake Switch:</b>	1. No, why not?
<b>Governors:</b>	1. Clean off the surface rust, paint and lubricate.
	2. Paint identify number 2.
<b>Governor Cables:</b>	1. Ok
<b>Drive:</b>	1. Ok
<b>Main Fuse Disconnect:</b>	1. The warning tag is missing.
<b>Cab Light Disconnect:</b>	1. Ok
<b>GFI Electric Outlet:</b>	1. Ok
<b>Machine Room Lighting:</b>	1. Ok
<b>Machine Room Door &amp; Signage:</b>	1. Ok
<b>Machine Room Access:</b>	1. Ok
<b>Machine Room Air Conditioner:</b>	1. Ok
<b>Code Data Tags:</b>	1. Missing.
<b>Inspection Tag:</b>	1. Missing
<b>Notes:</b>	1. All paperwork should be stored in the parts cabinet.
	2. Repair the parts cabinet so the door can be properly closed and secured.

HOISTWAY EQUIPMENT	Elevator #2
<b>Rails:</b> Clean rails of surface rust. Otherwise, rails are ok.	
<b>Landing System:</b> 1. Appears ok.	
<b>Doors Panels:</b> 1. Clean the top of all doors.	
<b>Frames and Sills:</b> 1. Clean all sills.	
<b>Entrance Jamb Braille:</b> 1. Ok	
<b>Fascias:</b> 1. Fascias need to be cleaned.	
<b>Door Hanger &amp; Rollers:</b> 1. Rollers are noisy at levels 18, 15, 11, 4 and 2. 2. Replace all felt oilers.	
<b>Door Tracks:</b> 1. All need cleaning and lubricating.	
<b>Eccentrics:</b> 1. All need to be lubricated and adjusted.	
<b>Door Interlocks:</b> 1. Ok	
<b>Dust Covers:</b> 1. The dust covers are not being used.	
<b>Door Pick Up:</b> 1. The mounting plates are rusty and need to be painted.	
<b>Door Closers:</b> 1. Ok	
<b>Door Unlocking Device:</b> 1. Replace the loose keeper pivot pin on the 8th floor.	
<b>4" Floor Numbers:</b> 1. Ok	
<b>Terminal Slow Down Limits:</b> 1. Ok	
<b>Final Limit:</b> 1. Ok	
<b>Ventilation:</b> 1. Same as #1.	
<b>Counter Weights:</b> 1. Weights are very dirty and need to be cleaned and painted. 2. The spinout cable needs to be repaired.	
<b>CWT. Guides:</b> 1. Ok	
<b>Compensation Chains:</b> 1. Ok. No slack switch at this time.	
<b>Traveling Cable:</b> 1. Appear Ok at this time.	

CAR EQUIPMENT	Elevator #2
<b>Door Operators:</b>	1. The door operators are very dirty. Clean and lubricate equipment. 2. Repair the broken door motor connection.
<b>Car Top Fan:</b>	1. The fan is very dirty. Clean.
<b>Car Top Inspection Station:</b>	1. Ok
<b>Light and GFI Outlet:</b>	1. The light is not working.
<b>Alarm Bell:</b>	1. Ok
<b>Battery:</b>	1. Ok
<b>Car Door Panels:</b>	1. Clean to remove lint and dust.
<b>Car Door Sill:</b>	1. Clean behind door front.
<b>Door Gibs:</b>	1. Ok
<b>Handrails:</b>	1. Ok
<b>Door Hangers &amp; Roller:</b>	1. Replace worn rollers and install all new felt oilers.
<b>Door Tracks:</b>	1. Clean and lubricate the tracks.
<b>Car Door Clutch:</b>	1. Clean and lubricate.
<b>Door Zone Restrictor:</b>	1. Ok
<b>Car Door Gate Switch:</b>	1. Ok
<b>Car Door Edge Detectors:</b>	1. Ok
<b>Car Guides:</b>	1. Clean and lubricate.
<b>Safeties:</b>	1. Ok
<b>Escape Hatch:</b>	1. Clean to remove dirt.
<b>Cab Enclosure:</b>	1. Both the light guard and vent holes are ok. Need vent guards.
<b>Car Top Maintenance:</b>	1. The car top is very dirty and needs to be thoroughly cleaned.
	2. Replace the missing duct cover by operator.
<b>Notes:</b>	

<b>SIGNAL FIXTURES</b>	<b>Elevator #2</b>
<b>Car Operating Panel (C.O.P.):</b>	1. Ok
<b>Auxiliary C.O.P.:</b>	
<b>Car Fire PH II Station:</b>	1. Ok
<b>Car Position Indicator:</b>	1. Ok
<b>Lobby/Garage Position Indicators:</b>	1. Ok
<b>Push Button Stations:</b>	1. Ok
<b>Hall Fire PH I-II Station:</b>	1. Ok
<b>Car Lanterns with Gongs:</b>	1. Not working on the strike side. Repair as necessary.
<b>Telephone Communication:</b>	1. No answer. This is a code violation and must be corrected.
<b>Passing Gongs:</b>	1. Ok
<b>Fire Warning Signs:</b>	1. Ok

<b>PIT EQUIPMENT</b>	
<b>Stop Switch:</b>	1. Ok
<b>Lighting and Switch:</b>	1. Ok
<b>Outlet w/GFI:</b>	1. No GFI.
<b>Ladder:</b>	1. Ok
<b>Sump Pump (fire recall requirement):</b>	1. In place, Didn't test.
<b>Governor Tail Sheave:</b>	1. Ok
<b>Car Buffers:</b>	1. Ok
<b>CWT Buffers:</b>	1. Ok
<b>CWT Guards:</b>	1. N/A

# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condominium	<b>5YR Test:</b> March 2014	<b>Annual Test:</b> March 2014
<b>Job Address:</b> 2751 South Ocean Drive Hollywood FL 33019		<b>Serial:</b> # 10403
<b>Elevators:</b> 3 of 3 North	<b>Capacity:</b> 3500 Lbs	<b>Speed:</b> 250 fpm
<b>Stops:</b> 18	<b>Openings front:</b> 18	<b>Openings Rear:</b> 0
<b>Floor Markings:</b> G, 2-12, 14-18, PH	<b>Front:</b> G, 2-12, 14-18, PH	<b>Rear:</b> 0
<b>Entrance Size:</b> 42"x 84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b> Left Hand	Mfg: Hollister	Model: 64-OH	Hoist Cables: 4 - 5/8"
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<b>Hoist Motor</b>	Mfg. Marathon	Frame: 326 T	Serial
	Volts: 460	Amp: 40.5	PH 3      Cy 60
	RPM: 1170	HP: 30	

<b>Drive</b>	Type: Magnetech HPV900		
	Volts: 460	Amps: 50	PH: 3      Cy: 60
	RPM: -	HP: -	KW: -

<b>Governor</b>	Mfg.: Hollister	Type: 205	Cable size: 3/8- 8x19 TS
	Trip Speed: 330 fpm	Sw. trip speed: 292 fpm	

<b>Controller</b>	Mfg.: Swift	Type: Futura	Volts: 460
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<b>Door Equipment</b>	Mfg.: GAL
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**Notes:** 1. Repair lights. The lights were out in the machine room, then came on late.  
 2. Clean and paint the floor.

MOTOR ROOM EQUIPMENT	Elevator #3
<b>Controller:</b>	1. Clean the controller to remove dirt and dust.
	2. Clean all dirt and dust from under the unit.
	3. The controller appears to be in good condition.
<b>Machine:</b>	1. Clean to remove dust and oil.
	2. The gear oil is low. Add oil per manufactures specs.
	3. No gear lash or thrust is evident.
	4. Repair ground wire bond.
<b>Drive Sheave:</b>	1. Ok, Remove oil/grease buildup and replace seal.
<b>Hoist Motor:</b>	1. Appears to be ok at this time. Properly secure junction box cover.
<b>Brake Switch:</b>	1. Switch is in place but not wired into the system. Why?
<b>Brake:</b>	1. Ok 2. The brake sets extremely hard on inspection. Make necessary repairs.
<b>Hoist Cables:</b>	1. Ok
<b>Governors:</b>	1. Clean off the surface rust and lubricate. 2. The greenfield is through the floor. Correct per code.
<b>Governor Cables:</b>	1. Ok
<b>Drive:</b>	1. Ok
<b>Main Fuse Disconnect:</b>	1. Warning signs are missing.
<b>Cab Light Disconnect:</b>	1. Ok
<b>GFI Electrical Outlet:</b>	Ok
<b>Smoke Detector:</b>	1. Ok
<b>Machine Room Lighting:</b>	1. Needs repair.
<b>Machine Room Signage:</b>	1. Ok
<b>Machine Room Access:</b>	1. Ok
<b>Machine Room Air Conditioning:</b>	1. Ok
<b>Smoke Hole:</b>	1. N/A
<b>Code Data Tag:</b>	1. Missing. Install per code requirement.
<b>Inspection Tag:</b>	1. Cat. #1 & Cat #5 missing. Install per code requirement.
<b>Notes:</b>	1. There are no prints in the room. There are no entries in the callback log, fire service log or maintenance logs.
	2. There is no cab evacuation procedure.

HOISTWAY EQUIPMENT	Elevator #3
<b>Rails:</b> 1. Rails are rusty.	
<b>Landing System:</b> 1. Ok, but the tape is rusty.	
<b>Doors Panels:</b> 1. Very dirty on the top edge. Clean the top of all doors to remove the dirt/dust buildup.	
<b>Frames and Sills:</b> 1. Ok	
<b>Entrance Jamb Braille:</b> 1. Ok	
<b>Fascias:</b> 1. Clean and paint.	
<b>Door Hanger &amp; Rollers:</b> 1. Noisy at floors 16, 15, 12, 10, 6, 5, 4, G and L.	
<b>Door Tracks:</b> 1. Clean from the 6th floor down.	
<b>Gibs:</b> 1. Ok	
<b>Door Interlocks:</b> 1. Ok	
<b>Door Pick Up:</b> 1. The mounting plates are rusty.	
<b>Door Closers:</b> 1. Ok	
<b>Rubber Strike Bumpers:</b> 1. Missing at floors 7, 9, 14. Replace as necessary.	
<b>Door Unlocking Device:</b> 1. Ok	
<b>4" Floor Numbers:</b> 1. Ok	
<b>Terminal Slow Down Limits:</b> 1. Ok	
<b>Final Limit:</b> 1. Ok	
<b>Ventilation:</b> 1. The hoist way vents into another room. This does not meet code. Correct this condition.	
<b>Counter Weights:</b> 1. Weight need to be cleaned and painted.	
<b>CWT. Guides:</b> 1. Ok	
<b>Compensation Chains:</b> 1. Ok. No safety switch in place.	
<b>Traveling Cable:</b> 1. Appears ok at this time.	
<b>Notes:</b> 1. The governor cable clamps are on the wrong side of clamp.	
2. The door header at the 2nd floor needs cleaning.	

CAR EQUIPMENT	Elevator #3
<b>Platforms and Slings:</b> 1. Ok	
<b>Door Operators:</b> 1. Very dirty. Clean and lubricate all equipment.	
<b>Car Top Fan:</b> 1. Very dirty. Clean.	
<b>Car Top Inspection Station:</b> 1. Ok	
<b>Light and GFI Outlet:</b> 1. No GFI.	
<b>Alarm Bell:</b> 1. Ok	
<b>Battery:</b>	
<b>Car Door Panels:</b> 1. Clean to remove dust.	
<b>Car Door Sill:</b> 1. Clean behind fronts.	
<b>Door Gibs:</b> 1. Ok	
<b>Handrails:</b> 1. Ok	
<b>Door Hangers &amp; Rollers:</b> 1. Clean and lubricate.	
<b>Door Tracks:</b> 1. Ok	
<b>Car Door Clutch:</b> 1. Clean and lubricate.	
<b>Door Zone Restrictor:</b> 1. Not working. Make necessary repairs.	
<b>Car Door Gate Switch:</b> 1. Ok	
<b>Car Door Edge Detectors:</b> 1. Ok	
<b>Car Guides:</b> 1. Clean and lubricate.	
<b>Safeties:</b> 1. Needs cleaning and lubrication.	
<b>Escape Hatch:</b> 1. Clean up.	
<b>Car Top Maintenance:</b> 1. Very dirty. Clean and paint.	
<b>Cab Enclosure:</b> 1. The light guard and vent holes are ok.	



<b>SIGNAL FIXTURES</b>	<b>Elevator #3</b>
<b>Car Operating Panel (C.O.P.):</b>	1. Ok
<b>Auxiliary C.O.P.:</b>	1. N/A
<b>Car Fire PH II Station:</b>	1. Ok
<b>Car Position Indicator:</b>	1. Ok
<b>Lobby/Garage Position Indicators:</b>	1. Very dim and needs repair.
<b>Push Button Stations:</b>	1. Ok
<b>Hall Fire PH I-II Station:</b>	1. Ok
<b>Car Lanterns with Gongs:</b>	1. Not working. Repair.
<b>Telephone Communication:</b>	1. No answer. Must be corrected!
<b>Passing Gongs:</b>	1. Ok
<b>Fire Warning Signs:</b>	1. Ok

<b>PIT EQUIPMENT</b>	
<b>Stop Switch:</b>	1. Ok
<b>Lighting and Switch:</b>	1. One light isn't working. Repair.
<b>Outlet w/GFI:</b>	1. Ok
<b>Ladder:</b>	1. Ok
<b>Sump Pump:</b>	1. Ok. Didn't test.
<b>Governor Tail Sheave:</b>	1. Ok
<b>Car Buffers:</b>	1. Ok
<b>CWT Buffers:</b>	1. Ok
<b>CWT Guards:</b>	1. N/A
<b>Notes:</b>	1. There is a slight amount of water in the pit.

# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condominium	<b>5YR Test:</b> March 2014	<b>Annual Test:</b> March 2014
<b>Job Address:</b> 2751 South Ocean Drive Hollywood FL 33019		<b>Serial #</b> 10694
<b>Elevators:</b> 1 of 3 South	<b>Capacity:</b> 2500 Lbs	<b>Speed:</b> 350 fpm
<b>Stops:</b> 18	<b>Openings front:</b> 18	<b>Openings Rear:</b> 0
<b>Floor Markings:</b> G, 2-12,14-PH	<b>Front:</b> G, 2-12, 14-PH	<b>Rear:</b> 0
<b>Entrance Size:</b> 36"x 84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b>	Mfg.: Armor	Model: 4B	Hoist Cables: 4 5/8"
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<b>Hoist Motor</b>	Mfg.: Marathon	Frame: 324T	
	Volts: 460	Amp:	PH: 3      Cy: 60
	RPM:	HP:	

<b>Drive</b>	Type: HPV 900		
	Volts:	Amps:	PH: 3      Cy: 60
	RPM:	HP :	KW:

<b>Governor</b>	Mfg.:	Type: 205	Cable size: 3/8- 8x19 TS
	Trip Speed: 452 fpm	Sw. trip speed: 402 fpm	

<b>Controller</b>	Mfg: Swift	Type: Futura	Volts: 460
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<b>Door Equipment</b>	Mfg.: GAL
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**Notes:** 1. Machine room is in good condition

<b>MOTOR ROOM EQUIPMENT</b>	<b>Elevator 1 South</b>
<b>Controller:</b>	1. Controller appears to be in good condition at this time.
	2. Some cleaning in the cabinet above the drive unit is required.
	3. Remove wires and old terminal strip on the floor of the cabinet.
<b>Machine:</b>	1. Appears to be in satisfactory condition at this time.
	2. Clean to remove oil residue.
	3. No gear lash or thrust evident.
<b>Drive Sheave:</b>	1. Clean oil from sheave.
<b>Hoist Motor:</b>	1. Remove oil residue.
<b>Brake:</b>	1. Appears to be in good condition with quiet operation.
<b>Brake Switch:</b>	1. Why is there no brake switch?
<b>Hoist Cables:</b>	1. Original ropes are dirty. Recommend replacing ropes.
<b>Governors:</b>	1. In good condition.
	2. Clean, lubricate and paint.
<b>Governor Cables:</b>	1. Some dusting is evident.
<b>Drive:</b>	1. Appears to be in good condition.
<b>Main Fuse Disconnect:</b>	1. Ok Fuses appear to be over rated at 100 amps??? Correct as necessary!
<b>Cab Light Disconnect:</b>	1. Ok
<b>GFI Electric Outlet:</b>	1. Ok
<b>Smoke Detector:</b>	1.
<b>Machine Room Lighting:</b>	1. Ok
<b>Machine Room Door and Signage:</b>	1. Needs proper signage.
<b>Machine Room Access:</b>	1. Ok
<b>Machine Room Air Conditioning:</b>	1. In place but not working properly. Room is hot!
<b>Code Data Tag:</b>	1. Missing. Install per code requirement.
<b>Inspection Tag:</b>	1. Category 1 & 5 tags missing. Install per code requirement.
<b>Notes:</b>	1. There are no prints in the room.
	2. There are no maintenance callback entries from 2014.
	3. There are no entries in the fire service log.
	4. There is no cab evacuation procedure.

HOISTWAY EQUIPMENT	Elevator 1 South
<b>Rails:</b> 1. Ok	
<b>Landing System:</b> 1. The tape is rusty.	
<b>Doors Panels:</b> 1. Wipe down panels to remove dust buildup. Remove dust/dirt from top edge of doors.	
<b>Frames and Sills:</b> 1. Ok	
<b>Entrance Jamb Braille:</b> 1. Ok	
<b>Fascias:</b> 1. Wipe down to remove buildup.	
<b>Door Hanger &amp; Rollers:</b> 1. Noisy at floors PH, 18, 16, 12, 9 and 4. 2. Replace all felt oilers.	
<b>Door Tracks:</b> 1. Clean and lubricate all. Lobby and garage are very dirty and rusty.	
<b>Strike Bumpers:</b> Missing at levels PH, 18, 16 and 9.	
<b>Door Interlocks:</b> 1. Ok	
<b>Gibs:</b> 1. Scraping at the 8th floor.	
<b>Door Pick Up:</b> 1. The mounting plates are rusty. All should be painted.	
<b>Door Closers:</b> 1. Noisy at floors PH, 15, 14 and 12.	
<b>Door Unlocking Device:</b> 1. Replace all damaged pin rollers.	
<b>4" Floor Numbers:</b> 1. Ok	
<b>Terminal Slow Down Limits:</b> 1. Ok	
<b>Final Limit:</b> 1. Ok	
<b>Ventilation:</b> 1. Needs damping system.	
<b>Counter Weights:</b> 1. Clean up and paint the unpainted weights.	
<b>CWT. Guides:</b> 1. Ok	
<b>Compensation Chains:</b> 1. Ok. No safety switch at this time.	
<b>Traveling Cable:</b> 1. Appears to be ok at this time.	
<b>Hoistway Projections &amp; Recesses 4"max.:</b> 1. Ok	
<b>Notes:</b> 1.	

CAR EQUIPMENT	Elevator 2 South
<b>Platforms and Slings:</b> 1. Ok	
<b>Door Operators:</b> 1. Need cleaning and lubrication. Chain and sprockets are rusting.	
<b>Car Top Fan:</b> 1. Clean to remove lint.	
<b>Car Top Inspection Station:</b> 1. Should be properly stored on the side of the cabinet.	
<b>Light and GFI Outlet:</b> 1. No GFI. Light fixture should be properly stored on side of control cabinet.	
<b>Alarm Bell:</b> 1. Ok	
<b>Battery:</b> 1.	
<b>Car Door Panels:</b> 1. Clean panels.	
<b>Car Door Sills:</b> 1. Clean behind fronts.	
<b>Door Gibs:</b> 1. Replace worn gibbs.	
<b>Handrails:</b> 1. Ok	
<b>Door Hangers &amp; Rollers:</b> 1. Squeaky. Replace rollers and install felt oilers.	
<b>Door Tracks:</b> 1. Clean and lubricate.	
<b>Car Door Clutch:</b> 1. Needs cleaning and lubrication.	
<b>Door Zone Restrictors:</b> 1. Ok	
<b>Car Door Gate Switch:</b> 1. Ok	
<b>Car Door Edge Detectors:</b> 1. Ok	
<b>Car Guides:</b> 1. Dirty. Clean and lubricate pivot points.	
2. Replace worn rollers.	
<b>Safeties:</b> 1. Blow out and lubricate.	
<b>Escape Hatch:</b> 1. Clean hatch.	
<b>Cab Enclosure:</b> 1. Both the light guard and vent holes are ok.	
<b>Car Top Maintenance:</b> 1. Car top is very dirty. Clean entire car top.	
2. Properly locate exposed wire in duct.	

<b>SIGNAL FIXTURES</b>	<b>Elevator 1 South</b>
<b>Car Operating Panel (C.O.P.):</b>	1. Ok
<b>Car Fire PH II Station:</b>	1. Ok
<b>Car Position Indicator:</b>	1. Needs repair. Some segments are dull.
<b>Lobby/Garage Position Indicators:</b>	1. Ok at this time.
<b>Push Button Stations:</b>	1. Ok
<b>Hall Fire PH I-II Station:</b>	1. Ok
<b>Car Lanterns with Gongs:</b>	1. Strike jambs not working.
<b>Telephone Communication:</b>	1. Not working. Make necessary repairs.
<b>Passing Gongs:</b>	1. Ok
<b>Fire Warning Signs:</b>	1. Ok

<b>PIT EQUIPMENT</b>	
<b>Stop Switch:</b>	1. Ok
<b>Lighting and Switch:</b>	1. Ok
<b>Outlet w/ GFI:</b>	1. Ok
<b>Ladder:</b>	1. Ok
<b>Sump Pump:</b>	1. Ok. Didn't test.
<b>Governor Tail Sheave:</b>	1. Ok
<b>Car Buffers:</b>	1. Ok. Clean and paint buffer channels.
<b>CWT Buffers:</b>	1. Ok. Clean and paint buffer channels.
<b>CWT Guards:</b>	1. N/A
<b>Note:</b>	1. Clean debris from pit area.

# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condo	<b>5YR Test:</b> March 2014	<b>Annual Test:</b> March 2014
<b>Job Address:</b> 2751 South Ocean Drive Hollywood FL 33019		<b>Serial:</b> #10695
<b>Elevators:</b> 2 of 3 South	<b>Capacity:</b> 2500 Lbs	<b>Speed:</b> 350 fpm
<b>Stops:</b> 18	<b>Openings front:</b> 18	<b>Openings Rear:</b> 0
<b>Floor Markings:</b> G, 2-12, 14-PH	<b>Front:</b> G, 2-12, 14-PH	<b>Rear:</b> 0
<b>Entrance Size:</b> 36"x 84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b>	Mfg.: Hollister	Model: 64-OH	Hoist Cables: 4 5/8" TS
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<b>Hoist Motor</b>	Mfg.: Marathon	Frame: 324T	
	Volts: 460	Amp: 33	Ph: 3      Cy: 60
	RPM: 1170	HP: 25	

<b>Drive</b>	Mfg: HPV 900		
	Volts:	Amps:	PH: 3      Cy: 60
	RPM:	HP:	KW:

<b>Governor</b>	Mfg: Hollister	Type: 205	Cable size: 3/8- 8x19 TS
	Trip Speed: 452 fpm	Sw. trip speed: 402 fpm	

<b>Controller</b>	Mfg.: Swift	Type: Futura	Volts 460
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<b>Door Equipment</b>	Mfg.: GAL
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**Notes:** 1. Manufacture date is 11/09/2000.  
 2. Serial number 4326-3 1999

<b>MOTOR ROOM EQUIPMENT</b>	<b>Elevator 2 South</b>
<b>Controller:</b>	1. Controller appears to be in good condition at the time of this inspection.
	2. The drive fuse is over rated. It should be 60 amps but has 70 amp in its place.
<b>Machine:</b>	1. The tachometer shaft is warped.
<b>Drive Sheave:</b>	1. Ok
<b>Hoist Motor:</b>	1. Ok
<b>Brake:</b>	1. Ok
<b>Brake Switch:</b>	1. The brake switch is missing. Why?
<b>Hoist Cables:</b>	1. Ok
<b>Governors:</b>	1. Clean and paint to remove surface rust. Otherwise, ok at this time.
<b>Governor Cables:</b>	1. Ok
<b>Drive:</b>	1. Replace the missing cover.
<b>Main Fuse Disconnect:</b>	1. Warning tag is missing.
<b>Cab Light Disconnect:</b>	1. Ok
<b>GFI Electric Disconnect:</b>	1. Ok
<b>Machine Room Lighting:</b>	1. Ok
<b>Machine Room Door and Signage:</b>	1. Ok
<b>Machine Room Access:</b>	1. Ok
<b>Machine Room Air Conditioning:</b>	1. Ok
<b>Code Data Tag:</b>	1. Missing.
<b>Inspection Tag:</b>	1. Missing.
<b>Notes:</b>	1. Clean machine room to remove debris, dirt, dust and old unused parts.



<b>HOISTWAY EQUIPMENT</b>	<b>Elevator 2 South</b>
<b>Rails:</b> 1. Ok	
<b>Landing System:</b> 1. Clean equipment. Tape is rusty.	
<b>Door Panels:</b> 1. Clean panels.	
<b>Frames and Sills:</b> 1. Ok	
<b>Entrance Jamb Braille:</b> 1. Ok	
<b>Fascias:</b> 1. Clean and paint.	
<b>Door Hanger &amp; Rollers:</b> 1. Noisy at floors 7, 4 and 2	
<b>Strike Bumper:</b> Missing at the 17th floor. Replace as necessary.	
<b>Door Tracks:</b> 1. Clean and lubricate all tracks.	
<b>Door Interlocks:</b> 1. Ok	
<b>Door Pick Up:</b> 1. Clean and lubricate all.	
<b>Door Closers:</b> 1. Noisy at PH, 18, 16, 14, 11, 10, 6, 5 and 2. Correct this condition.	
<b>Door Unlocking Device:</b> 1. Ok	
<b>4" Floor Numbers:</b> 1. Ok	
<b>Terminal Slow Down Limits:</b> 1. Ok	
<b>Final Limit:</b> 1. Ok	
<b>Ventilation:</b> 1. Only one vent. See Car #N-1 Ventilation.	
<b>Counter Weights:</b> 1. Clean and paint upper weights.	
<b>CWT. Guides:</b> 1. Clean and lubricate pivot points	
<b>Compensation Chains:</b> 1. Ok. No safety switch at this time.	
<b>Traveling Cable:</b> 1. Appears to be ok at this time.	
<b>Hoistway Projections &amp; Recesses 4" max.:</b> 1. Ok	
<b>Notes:</b> 1. Equalize hoist cable tension.	

CAR EQUIPMENT	Elevator 2 South
<b>Platforms and Slings:</b> 1. Ok	
<b>Door Operators :</b> 1. Clean and lubricate.	
2. Replace the controller cover.	
3. Replace worn belt.	
4. Repair the noise in the Futura interface.	
<b>Car Top Fan:</b> 1. Fan is very dirty. Clean to remove lint and dust.	
<b>Car Top Inspection Station:</b> 1. Ok	
<b>Light and GFI Outlet:</b> 1. No GFI outlet, light only.	
<b>Alarm Bell:</b> 1. Ok	
<b>Battery:</b> 1. Ok	
<b>Car Door Panels:</b> 1. Clean to remove lint and dust.	
<b>Car Door Sill:</b> 1. Clean behind door fronts.	
<b>Door Gibs:</b> 1. Replace all worn gibbs.	
<b>Door Hangers &amp; Rollers:</b> 1. Needs to be cleaned up.	
<b>Door Tracks:</b> 1. Clean and lubricate all tracks.	
<b>Car Door Clutch:</b> 1. Needs cleaning and lubrication.	
<b>Door Zone Restrictor:</b> 1. Not working.	
<b>Car Door Gate Switch:</b> 1. Clean.	
<b>Car Door Edge Detectors:</b> 1. Ok	
<b>Car Guides:</b> 1. Clean and lubricate pivot points.	
2. Replace worn rollers.	
<b>Safeties:</b> 1. Blow out and lubricate.	
<b>Escape Hatch:</b> 1. Clean thoroughly.	
<b>Cab Enclosure:</b> 1. Light guard - Ok    2. Vent holes are not guarded.	
<b>Car Top Maintenance:</b> 1. Car top is very dirty. Clean the entire car top.	
2. Replace all covers that are not in place.	

<b>SIGNAL FIXTURES</b>	<b>Elevator 2 South</b>
<b>Car Operating Panel (C.O.P.):</b>	1. The certificate frame is missing. This is a code violation. Replace!
<b>Car Fire PH II Station:</b>	1. Ok
<b>Car Position Indicators:</b>	1. Ok
<b>Lobby/Garage Position Indicators :</b>	1. Some segments are dull. Repair as necessary.
<b>Push Button Stations;</b>	1. Ok
<b>Hall Fire PH I-II Station:</b>	1. Ok
<b>Car Lanterns with Gongs:</b>	1. Strike side isn't working. Correct this condition. 2. Up on return isn't working. Correct this condition.
<b>Passing Gongs:</b>	1. Ok
<b>Telephone Communication:</b>	1. No answer. Must answer within 30 seconds.
<b>Fire Warning Signs:</b>	1. Ok

<b>PIT EQUIPMENT</b>	
<b>Stop Switch:</b>	1. Ok
<b>Lighting and Switch :</b>	1. Ok, the switch is hard to reach this side of the duct.
<b>Outlet w/ GFI:</b>	1. Ok
<b>Ladder:</b>	1. Ok
<b>Sump Pump:</b>	1. Ok, did not test.
<b>Governor Tail Sheave:</b>	1. Ok. The cable should be shortened soon. Sheave close to the floor.
<b>Car Buffers:</b>	1. Appear Ok. Clean buffer channel.
<b>CWT Buffers:</b>	1. Appear Ok. Clean buffer channel.

# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condo	<b>5YR Test:</b> March 2014	<b>Annual Test:</b> March 2014
<b>Job Address:</b> 2751 South Ocean Drive Hollywood FL 33019		<b>Serial:</b> # 10696
<b>Elevators:</b> 3 South	<b>Capacity:</b> 3500 Lbs	<b>Speed:</b> 250 fpm
<b>Stops:</b> 18	<b>Openings front:</b> 18	<b>Openings Rear:</b> 0
<b>Floor Markings:</b> G, 2-12, 14-PH	<b>Front:</b> G, 2-12, 14-PH	<b>Rear:</b> 0
<b>Entrance Size:</b> 42"x 84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b>	Mfg: Armor	Model: 4B	Hoist Cables: 4 5/8"
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<b>Hoist Motor</b>	Mfg.: Marathon	Frame: 326T	
	Volts: 460	Amp: 40.5	PH: 3      Cy: 6
	RPM: 1170	HP: 30	

<b>Drive</b>	Mfg: Magnetek		
	Volts: 460	Amps: 50	PH: 3      Cy: 60
	RPM:	HP: 30	KW:

<b>Governor</b>	Mfg.: Hollister	Type: 205	Cable size: 3/8- 8x19
	Trip Speed: 330 fpm	Sw. trip speed: 297 fpm	

<b>Controller</b>	Mfg.: Swift	Type: Futura	Volts: 480
	Controller HP: 40		

<b>Door Equipment</b>	Mfg.: GAL
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**Notes:**

1. The machine room is dirty and in need of maintenance.
2. Clean and paint all equipment and the floor.
3. A cable guard is needed.

<b>MOTOR ROOM EQUIPMENT</b>	<b>Elevator 3 South</b>
<b>Controller:</b>	1. The controller is in fair condition. It needs to be thoroughly cleaned.
	2. Install duct cover.
	3. Properly route wires to brake relay.
	4. Properly mount "run" relay panel.
	5. Remove dirt under the controller.
	6. Clean area above the drive unit.
	7. Replace controller door.
<b>Machine:</b>	1. No gear lash or thrust problems are evident at this time.
	2. Gear oil level is low. Fill to manufactures recommendations.
	3. Clean to remove oil residue, then paint.
<b>Drive Sheave:</b>	1. Appears to be in satisfactory condition.
	2. Repair the leaking seal.
<b>Hoist Motor:</b>	1. Secure tach greenfield and connector.
	2. Replace ground wire.
	3. Secure junction box cover.
	4. Properly connect flex to junction box cover.
<b>Brake:</b>	1. Secure core cover. Bolts are missing.
<b>Brake Switch:</b>	1. Not in place.
<b>Hoist Cables:</b>	1. The hoist cables are original and throwing dust and debris. Recommend replacing.
<b>Governors:</b>	1. Ok, but the flex through the floor is not to code and needs to be corrected.
<b>Governor Cables:</b>	1. Ok
<b>Drive:</b>	1. Clean area above the drive.
<b>Main Fuse Disconnect:</b>	1. Warning tag is missing.
<b>Cab Light Disconnect:</b>	1. Ok
<b>GFI Electric Outlet:</b>	1. Ok
<b>Machine Room Lighting:</b>	1. Ok
<b>Machine Room Door and Signage:</b>	1. Needs proper signage.
<b>Machine Room Access:</b>	1. Ok
<b>Machine Room Air Conditioning:</b>	1. Unit isn't cooling properly. Repair ASAP!
<b>Code Data Tag:</b>	1. Missing.
<b>Inspection Tag:</b>	1. Missing category tags 1 & 5 year.
<b>Notes:</b>	1. There are no 2014 entries in the maintenance call back log.
	2. There are no current 2015 entries in the maintenance call back log.
	3. There is no fire service log.
	4. There is no cab evacuation procedure.

<b>HOISTWAY EQUIPMENT</b>	<b>Elevator 3 South</b>
<b>Rails:</b>	1. Ok
<b>Landing System:</b>	1. Clean system. Tape is rusty.
<b>Doors Panels:</b>	1. Wipe down all panels.
<b>Frames and Sills:</b>	1. Clean to remove dirt/dust from sills and ledges.
<b>Entrance Jamb Braille:</b>	1. Ok
<b>Fascias:</b>	1. Clean and paint.
<b>Door Hanger &amp; Rollers:</b>	1. Noisy operation on floors 16, 12, 9, 5, 4, 3, and 2.
	2. Replace all felt oilers.
<b>Door Tracks:</b>	1. Clean and lubricate all tracks.
	2. Check bumpers at PH level.
<b>Door Interlocks:</b>	1. Ok
<b>Door Pick Up:</b>	1. Clean and lubricate all.
<b>Door Closers:</b>	1. Noisy operation on floors 15, 14, 11, 10, 9, 8, 7, 5, and 4.
<b>Door Unlocking Device:</b>	1. Ok
<b>4" Floor Numbers:</b>	1. Ok
<b>Terminal Slow Down Limits:</b>	1. Ok
<b>Final Limit:</b>	1. Ok
<b>Ventilation:</b>	1. Not to code. Vents into another room. Should be vented to outside air.
<b>Counter Weights:</b>	1. Clean to remove dust.
<b>CWT. Guides:</b>	1. Ok
<b>Compensation Chains :</b>	1.
<b>Traveling Cable:</b>	1. Ok. Appears to be in good condition at this time.
<b>Hoistway Projections &amp; Recesses 4" max.:</b>	1. Ok
<b>Note:</b>	1. There is a vibration and fascia noise when doors open on the 11th floor. Correct this condition

CAR EQUIPMENT	Elevator 3 South
<b>Platforms and Slings:</b> 1. Ok	
<b>Door Operators:</b> 1. Clean and lubricate. Chains are rusty.	
<b>Car Top Fan:</b> 1. Fan needs to be cleaned.	
<b>Car Top Inspection Station:</b> 1. Ok	
<b>Light and GFI Outlet:</b> 1. There is no GFI on light.	
<b>Alarm Bell:</b> 1. Ok	
<b>Battery:</b> 1. Check	
<b>Car Door Panels:</b> 1. Clean to remove dust.	
<b>Car Door Sill:</b> 1. Clean behind fronts.	
<b>Car Door Gibs:</b> 1. Replace all worn gibs.	
<b>Handrails:</b> 1. Ok	
<b>Door Hangers &amp; Rollers:</b> 1. Clean and lubricate.	
<b>Door Tracks:</b> 1. Clean and lubricate. Rust is evident.	
<b>Car Door Clutch:</b> 1. Clean and lubricate.	
<b>Door Zone Restrictor:</b> 1. Not working. Adjust according to code.	
<b>Car Door Gate Switch:</b> 1. Ok	
<b>Car Door Edge Detectors:</b> 1. Ok	
<b>Car Guides :</b> 1. Guides are very dirty. Clean, lubricate and replace all worn rollers.	
<b>Safeties:</b> 1. Blow out to clean and lubricate all pivot points.	
<b>Escape Hatch:</b> 1. Clean hatch.	
2. Replace securing latches as required per code.	
<b>Cab Enclosure:</b> 1. Light guard Ok. 2. Vent holes are not guarded.	
<b>Car Top Maintenance:</b> 1. The car top is extremely dirty. Clean entire car top.	
Remove dust, dirt, oil and old parts and rags.	

<b>SIGNAL FIXTURES</b>	<b>Elevator 3 South</b>
<b>Car Operating Panel (C.O.P.):</b> 1. Ok	
<b>Car Fire PH II Station:</b> 1. Ok	
<b>Car Position Indicator:</b> 1. Ok	
<b>Lobby/Garage Position Indicators:</b> 1. Ok	
<b>Hall Push Button Stations:</b> 1. G level button doesn't stay lit. Repair this condition.	
<b>Hall Fire PH I-II Station:</b> 1. Ok	
<b>Car Lanterns with Gongs:</b> 1. Not working on strike side.	
<b>Passing Gongs:</b> 1. None. Not working.	
<b>Telephone Communication:</b> 1. No answer. Must answer by 30 seconds per code.	
<b>Fire Warning Signs:</b> 1. Ok	

<b>PIT EQUIPMENT</b>
<b>Stop Switch:</b> 1. Ok
<b>Lighting and Switch:</b> 1. Ok
<b>Outlet w/ GFI:</b> 1. No GFI, standard outlets only.
<b>Ladder:</b> 1. Ok
<b>Sump Pump:</b> 1. In pit, not to code.
<b>Governor Tail Sheave:</b> 1. Ok
<b>Car Buffers:</b> 1. Clean and paint buffers. 2. Clean and paint channels.
<b>CWT Buffers:</b> 1. Clean and paint buffers. 2. Clean and paint channels.
<b>CWT Guards:</b> 1. N/A



# CAREY & ASSOCIATES, INC.

<b>Job Name:</b> Aquarius Condo	<b>5YR Test:</b> March 2014	<b>Annual Test:</b>
<b>Job Address:</b> 2751 South Ocean Drive Hollywood FL 33019		<b>Serial:</b> # 12010
<b>Elevators:</b> Hydro #7	<b>Capacity:</b> 1500 Lbs	<b>Speed:</b> 250 fpm
<b>Stops:</b> 2	<b>Openings front:</b> 2	<b>Openings Rear:</b> 0
<b>Floor Markings:</b> 1-2	<b>Front:</b> 1-2	<b>Rear:</b> 0
<b>Entrance Size:</b> 32"x 84"	<b>Entrance Type:</b> S.S.S.	<b>Rear:</b> 0

<b>Machine:</b>	Mfg:	Model:	Hoist Cables:
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<b>Pump Motor</b>	Mfg.: ThyssenKrupp	Frame: 180	
	Volts: 460	Amp: 22.3	PH: 3      Cy: 6
	RPM: 3435	HP: 15	

<b>Pumping Unit</b>	Mfg: ThyssenKrupp	Type: Submersible	
	Frame: 180	HP: 15	RPM: 3435
	Volts: 460	Amps: 22.3	PH: 3      Cy: 60

<b>Valve</b>	Mfg.: ThyssenKrupp	Model: I-2
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<b>Controller</b>	Mfg.: MCE	Type: HMC 1000
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<b>Door Equipment</b>	Mfg.: GAL
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- Notes:**
1. The cover is off the controller.
  2. The room needs cleaning.
  3. Remove unused parts from the room.
  4. The door needs a threshold as required by code.
  5. Remove the empty 55 galleon drum from the room.
  6. Car goes on fire recall when holding the door open.

## ELEVATOR PERFORMANCE

Building: Aquarius Condominium

Elevator No: Hydro #7

Capacity: 1500

Stops: 2

Manufacturer: Thyssen

Speed: 100 FPM

Opening: 2

Entrances: S.S.S.

Size: 32"x 84"

Typical Floor Hts: 10'x 8"

Function	Existing	Standard	Adj. Required	Remarks
Car Speed Up	100	100 fpm	No	
Car Speed Dn	100	100 fpm	No	
Stop	Ok		No	
Stop Accuracy	Ok		No	
Deceleration	Ok		No	
Acceleration Up	Poor		Yes	Long delay
Ride	Ok		No	
Door Open	2.2			
Door Close	3.2			
Closing Torque	+30 lbs	30 lbs	Yes	Code max. 30 lbs
Door Edge	Ok		No	
Door Operation	Poor		Yes	
Nudging time	None		Yes	Shuts down system
Car/Door Open Time	2.7	3 - 5	No	
Hall/Door Open Time	5.2	4 - 6	No	
Lobby/Door time	7.5	6 - 10	No	
Car Emergency Light	Check			
Car Telephone	No		Yes	Repair per code requirement
Alarm	No		Yes	Repair per code requirement
Door Open Button	Ok			

MOTOR ROOM EQUIPMENT	ELEVATOR 7 HYDRO
<b>Controller/Proper ID:</b> 1. Controller was installed in 2006. Surface rust is evident.	
2. Controller has a Fortron source power supply (replacement), fuse from F2 1/2 amp on the controller. Replace with original MCE part. No outside source should be used.	
<b>Pump/Proper ID:</b> 1. Pump appears to be in satisfactory condition.	
2. Oil level is good.	
<b>Oil Line:</b> 1. Clean up and paint.	
<b>Inspection:</b> 1. Inspection was done by “Dade Elevator Inspections”, 2015, not by Broward County.	
<b>Main Fuse Disconnect:</b> 1. Ok	
<b>Cab Light Disconnect:</b> 1. Ok	
<b>GFI Electrical Outlet:</b> 1. No GFI.	
<b>Smoke Detector:</b> 1. Ok	
<b>Machine Room Lighting:</b> 1. Ok	
<b>Machine Room Door &amp; Signage:</b> 1. Missing signage. Install as necessary.	
<b>Machine Room Access:</b> 1. Ok	
<b>Machine Room Air Conditioning:</b> 1. Ok	
<b>Smoke Hole:</b> 1. A/C	
<b>Valves:</b> 1. Ok	
<b>Code Data Tag:</b> 1. Missing. Install per code requirement.	
<b>Inspection Tag:</b> 1. Category #1 & #5 missing. Install per code requirement.	
<b>Notes:</b> 1. Last entry to the maintenance service log was in 2014.	
2. There is no fire service log.	
3. Last entry to the oil log was in 2014.	
4. Last entry to the maintenance program log was in 2014.	
5. There is no cab evacuation procedure.	
6. Remove wood vent cover or fire proof the wood per code.	

HOISTWAY EQUIPMENT	ELEVATOR 7 HYDRO
<b>Rails:</b> 1. Ok	
<b>Landing System:</b> 1. Ok, but the tape is rusting.	
<b>Door Panels:</b> 1. Clean and paint. Surface rust evident.	
<b>Frames and Sills:</b> 1. Clean.up.	
<b>Entrance Jamb Braille:</b> 1. Ok	
<b>Facias:</b> 1. Clean and paint.	
<b>Door Hangers &amp; Rollers:</b> 1. Replace.	
<b>Door Tracks:</b> 1. Replace. Tracks are rusting.	
<b>Door Interlocks:</b> 1. It is recommended to replace the covers.	
<b>Gibs:</b> 1. Replace gibs and retainers.	
<b>Door Pick Up:</b> 1. Clean and lubricate. It is recommended to replace pick up due to excessive rusting.	
<b>Door Closers:</b> 1. Closers are ok, but replacement is recommended due to rust.	
<b>Door Unlocking Device:</b> 1. Ok	
<b>4" Floor Numbers:</b> 1. Ok	
<b>Terminal Slow Down Limits:</b> 1. Ok	
<b>Final Limit:</b> 1. Ok	
<b>Travel Cable:</b> 1. Ok	
<b>Hoistway Projections &amp; Recesses 4" max.:</b> 1. A facia under the sill is needed in the pit area.	

**CAR EQUIPMENT****ELEVATOR 7 HYDRO**

**Platforms and Slings/Toe Guard min. 21”:** 1. Ok

**Door Operators:** 1. Clean and lubricate.

**Car Top Fan:** 1. Clean fan.

**Car Top Inspection Station:** 1. Ok

**Light and GFI Outlet:** 1. Ok

**Alarm Bell:** 1. Not working.

**Car Door Panels:** 1. Clean and paint door.

**Car Door Sill:** 1. Ok, Clean behind door front.

**Door Gibs:** 1. Replace

**Handrails:** 1. Ok

**Door Hangers & Rollers:** 1. Needs all new felt lubricators, otherwise ok.

**Door Tracks:** 1. Clean and lubricate tracks.

**Car Door Clutch:** 1. Clean and lubricate.

**Door Zone Restrictor:** 1. Lubricate.

**Car Door Gate Switch:** 1. Ok

**Car Door Edge Detector:** 1. Ok

**Escape Hatch:** 1. Clean the escape hatch, otherwise ok.

**Cab Enclosure:** 1. Light guards OK.      2. Vent holes are ok.

**Car Top Maintenance:** 1. Clean to remove dirt and dust.

2. Paint cross head.

SIGNAL FIXTURES	ELEVATOR 7 HYDRO
<b>Car Operating Panel (C.O.P.):</b> 1. Ok	
<b>Car Fire PH II Station:</b> 1. Ok	
<b>Car Position Indicator:</b> 1. Ok	
<b>Lobby Position Indicator:</b> 1. Ok	
<b>Hall Push Button Stations:</b> 1. 1st floor fixture is partially covered from wall. Correct this condition.	
<b>Cab Certificate:</b> 1. Certificate is missing. Certificate must be in car certificate frame.	
<b>Hall Fire PH I Station:</b> 1. Ok	
<b>Car Lanterns with Gongs:</b> 1.	
<b>Passing Gongs:</b> 1. None	
<b>Telephone Communication:</b> 1. No answer. Must be answered within 30 seconds per code.	
<b>Fire Warning Signs:</b> 1. Ok	
<b>PIT EQUIPMENT</b>	
<b>Stop Switch:</b> 1. Ok	
<b>Lighting and Switch:</b> 1. Ok	
<b>Outlet w/ GFI:</b> 1. None.	
<b>Ladder:</b> 1. Ok	
<b>Sump Pump (fire recall requires sump):</b> 1. None	
<b>Car Buffers:</b> 1. Clean to remove excess grease and oil from the channels.	
<b>Piston Packing:</b> 1. Ok	
<b>Jack Date/Serial Number:</b> 1. Piston assembly is mostly above ground.	
<b>Inspection Tube:</b> 1. None	
<b>Notes:</b> 1. The car goes on fire recall when opening pit door.	

**SECTION IV**  
**RECOMMENDATION/DISCUSSION**

## RECOMMENDATION/DISCUSSION

1. **Overview** - Most of the problems on any elevator system comes from the doors and hoistway equipment. It is clear, after this surveying this equipment, Thyssenkrupp must spend more time performing maintenance in the hoistway cleaning, lubricating and adjusting to achieve reliable elevator operation. Proper Door operation is vital for reliable elevator operation. It is clear no door maintenance is being performed. Also, more housekeeping in the machine room is necessary along with more attention to controller maintenance. Industry standard for this type equipment is 2.5 hours per month per elevator. This clearly is not being done!

This is supposed to be a preventative maintenance contract, not just a callback service when something breaks!

2. **Logbook** - The code requires a logbook/Maintenance Control Program (MCP) be kept to indicate the monthly test of the fire service elevator operation. Also, all tests along with service calls and maintenance are to be kept in a log. Log sheet is in place however no entries are shown. This MCP sheet is for 2014. The 2015 sheet is not here. This confirms no maintenance is being performed! Monthly fire service test??
3. **Load Weighing** - The load weighing devices on all the cars should be checked for proper operation. Load weighing is a major part of leveling, ride quality, stopping consistency and starting.
4. **Compensation Chain** - The existing connection under the car platform does not have a slack chain safety switch. This switch was not part of the code when these cars were upgraded in 2000. However, it is safety issue that should be addressed. This is an electrical safety switch which would be installed under the car, connected to the compensation chains, to shut down the elevator in the event of any slack or break in the compensation chain.
5. **Brake Switch** - This system does not have a brake switch installed to indicate if the brake is picked up. A closed loop system such as this must have a means to detect if the brake is mechanically activated. Why is a brake switch not in place?
6. **Hoistways** - All hoistways are very dirty and need to be cleaned down. This should include rails, brackets, spreader beams, behind headers, tracks, sill ledges, door panels etc.
7. **Position Indicators** - The position indicators do not operate properly. This is a direct lack of maintenance. Dim or dull LED light segments must be replaced. This condition should be addressed immediately.



8. **Ride Quality** - The ride quality of these cars is poor. Bad rollers were found on every car. This is a maintenance issue that must be addressed. Replace all worn rollers and adjust for smooth operation.
9. **Landing System** - The existing selector tapes are rusting. This can and will become a problem. Rust particles will start to interfere with the sensors. The tape should be replaced with a teflon coated or stainless steel tape.
10. **Hoistway Venting** - Passenger car hoist way vents at the top of the shaft are open. This allows air to flow up the hoist way continuously. Because this is on the ocean the salt and humidity are causing rust to develop through out the hoistway. Auto dampening vents are the new code requirement when there is a closed lobby area. Closed vents that open automatically only during a smoke/fire event save energy and reduce the amount of rust. This would be a very positive improvement for the elevator equipment.

The service cars have hoistway vents that open into the mechanical rooms on the roof. This is a code violation. Venting into another space or room can only be done by installing duct work through the room directly to the outside air. This condition must be corrected. Again, the auto dampening system is needed here.

11. **North Tower Repairs** - The service doors in the machine room are rusted out and need to be removed and replaced with new or removed and permanently blocked up. The existing doors are allowing salt air and humidity to enter creating a corrosive effect to the equipment. This will cost the building a lot of money if left as is.

The entrance door jamb to the machine room is also rusted out and needs repair.

12. **Eccentrics** - The hoistway doors can be shifted up. Adjust the eccentrics to prevent this condition.
13. **Door Pin Assemblies** - The mounting plates for the door pin unlocking device are rusting. The plates are raw steel, never painted before being installed. All plates should be cleaned and painted to prevent further rusting.
14. **Car Identification** - Recommend car top identifying numbers and in car identifying numbers be installed.
15. **Car Communication**- The code requires the car telephone to be answer within 30 seconds of activation. All phones ring but no one is there to answer the call. This is a major liability to the building not to mention it does not meet code requirements. The system must have a 24/7 answering service to monitor all calls.

16. **Car Directional Lanterns** - It appears none of the car directional lanterns are working on the strike side of the door jambs. Find cause and repair all directional arrows and gongs.
17. **Main Line Disconnects** - The disconnects are fused with 100amp protection. This is overrated for this system. The NEC requires 125% max. All system must be checked and properly fused per code requirements.
18. **Lobby & Garage Door Tracks** - Because of the rusting and dirt at the lobby and garage level doors it is recommended to replace all door tracks at this level with galvanized/zinc treated tracks.
19. **Hoist Ropes** - Elevators N-2, S-1 & S-3 have original ropes from 1973. All are in poor condition and should be replaced.  
**Rope Tension** - All cars need to have the hoist rope tension checked and adjusted. Poor rope tension can lead to uneven groove wear and create poor ride quality. Elevator S. 2 is the worst.

### **Hydraulic Passenger Elevator**

20. This elevator is not operating properly. When opening the pit walk in door the system goes into fire service mode. Also, when testing to verify if there was door nudging the elevator shut. In both cases the elevator had to be reset by the main line disconnect.

The controller was installed in 2006 and has already had parts replaced with non-original components. An outside power supply vender was used instead of the OEM part. Original parts for this controller are still available.

21. **Rust** - The hoistway door equipment, tracks, interlocks, spirators, headers, pick ups, gibs/retainers and hangers are very rusty. All should be replaced with galvanized/zinc treated components. Also, the selector tape is very rusty and should be replaced with a teflon or stainless steel tape.
22. The first floor hall button station is partially covered up by the new wall, This must be corrected. The hall button fixture must be accessible for maintenance and repair.
23. The machine room door must have a threshold per code requirements.
24. The plywood cover over the old vent hole must be fire rated (painted) or removed and replaced with a sheet of metal.

**AQUARIUS CONDOMINIUM**  
**PHOTOGRAPHS**

# AQUARIUS CONDOMINIUM



# AQUARIUS CONDOMINIUM

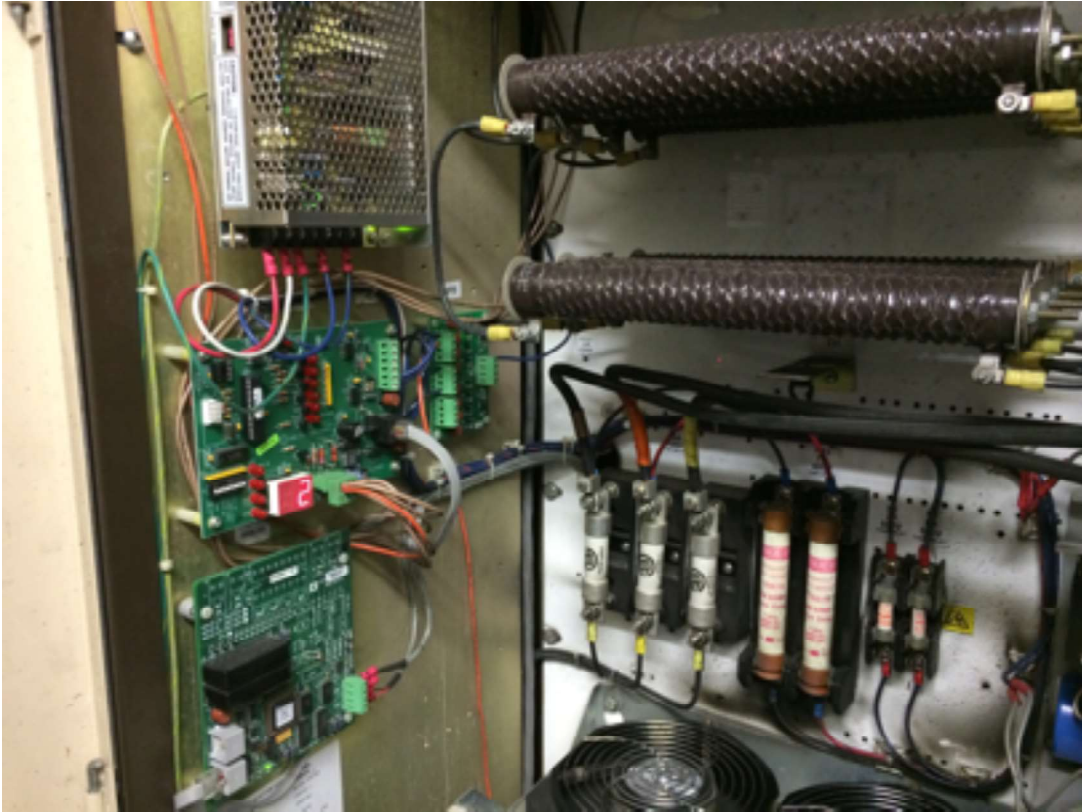


North Elev. Controller #2

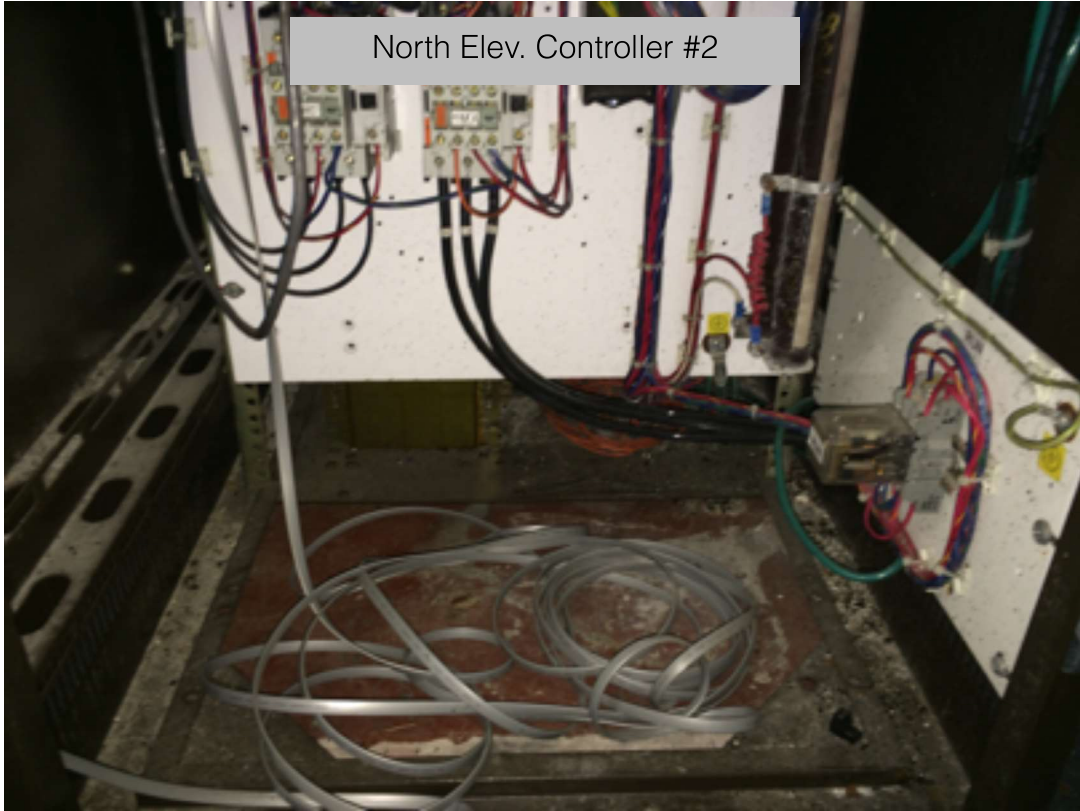


North Elev. Controller #2

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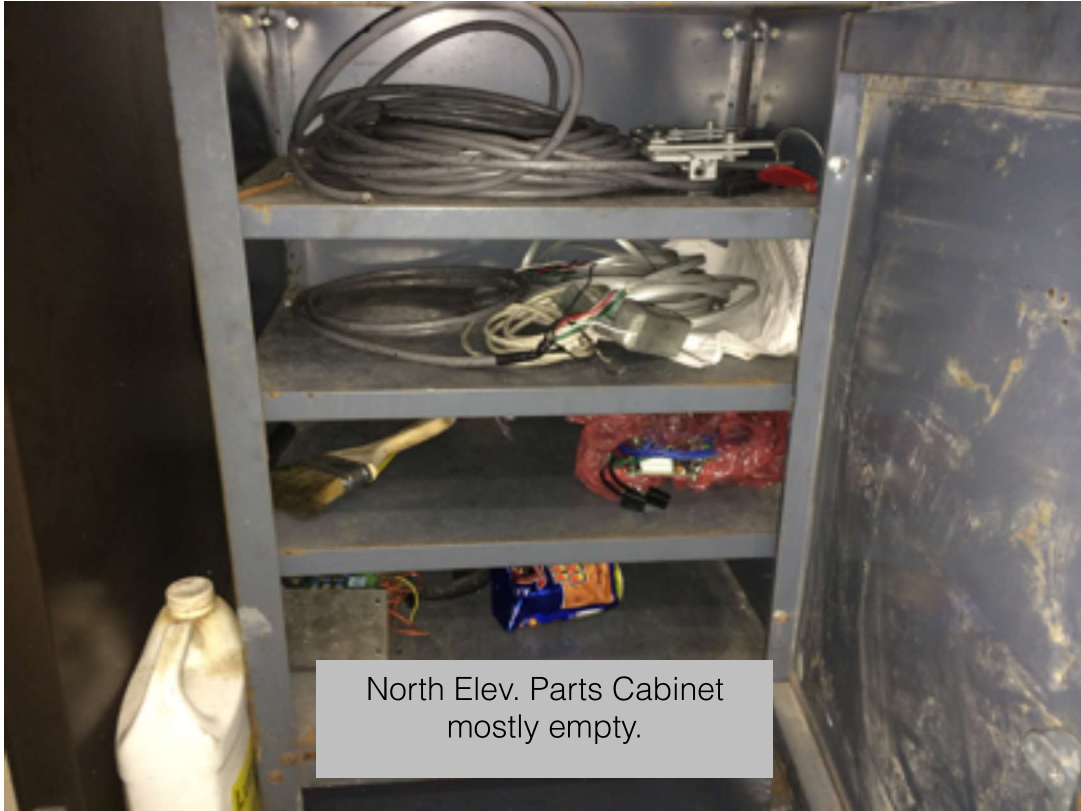


North Elev. Controller #2



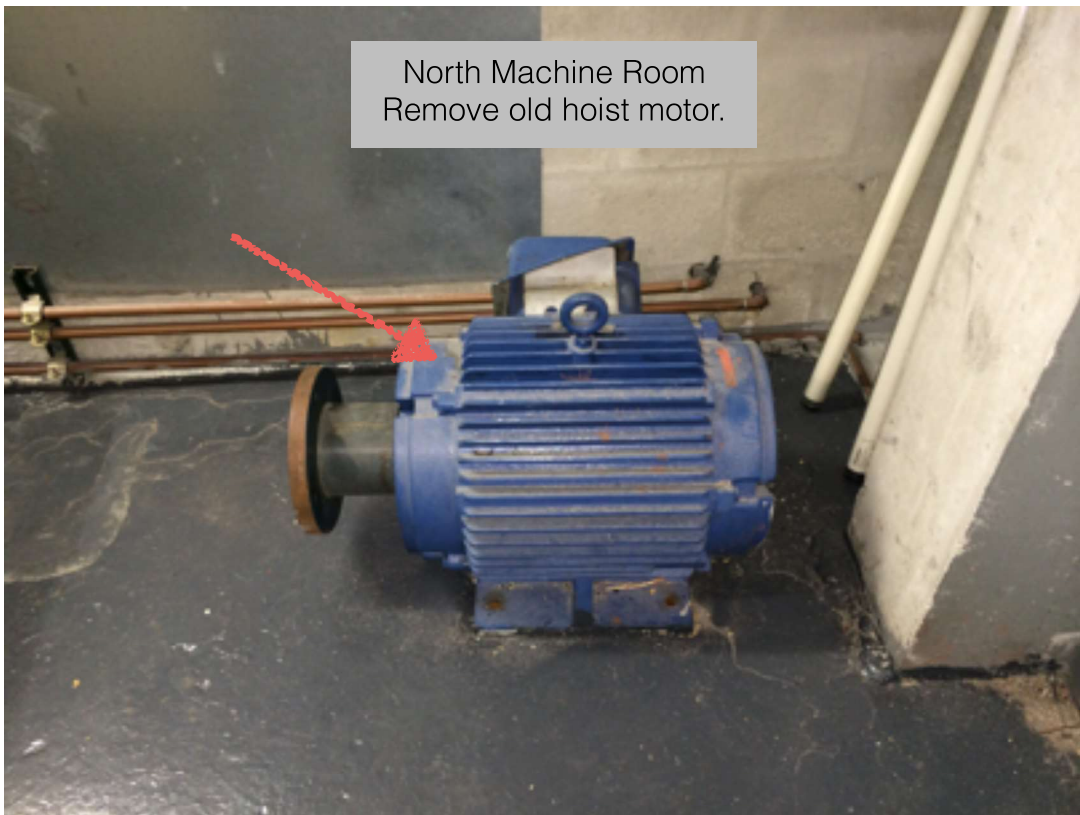
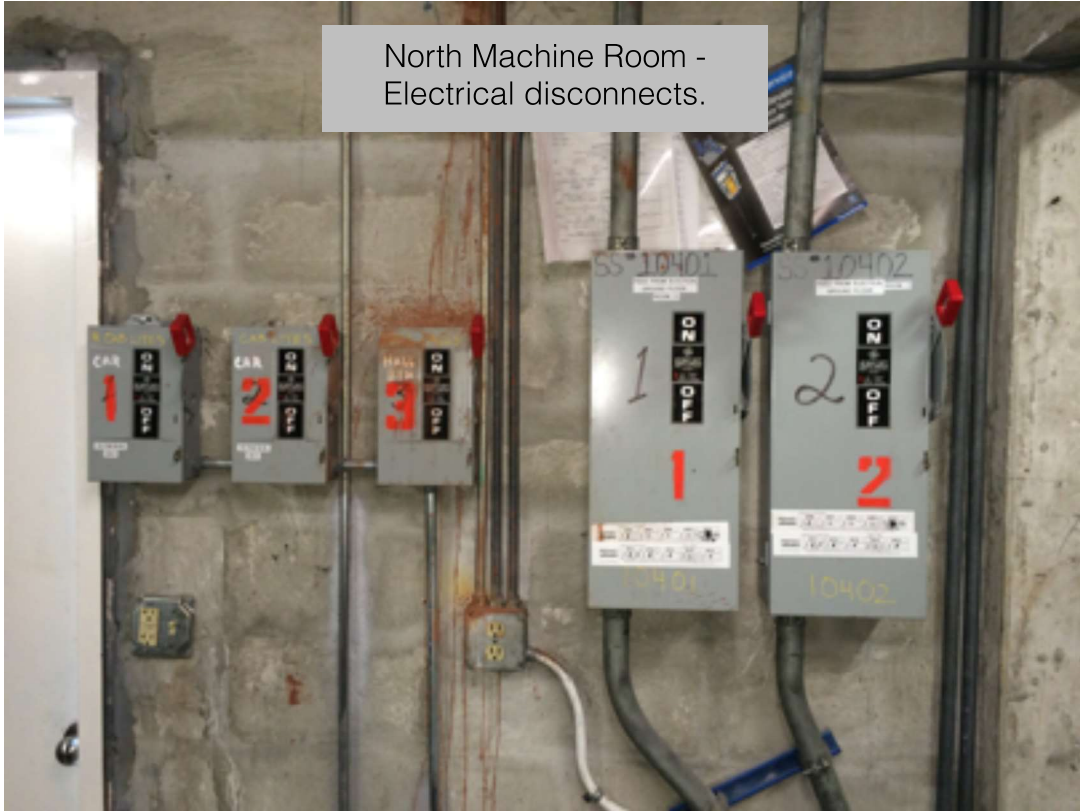
North Elev. Drive Unit #2

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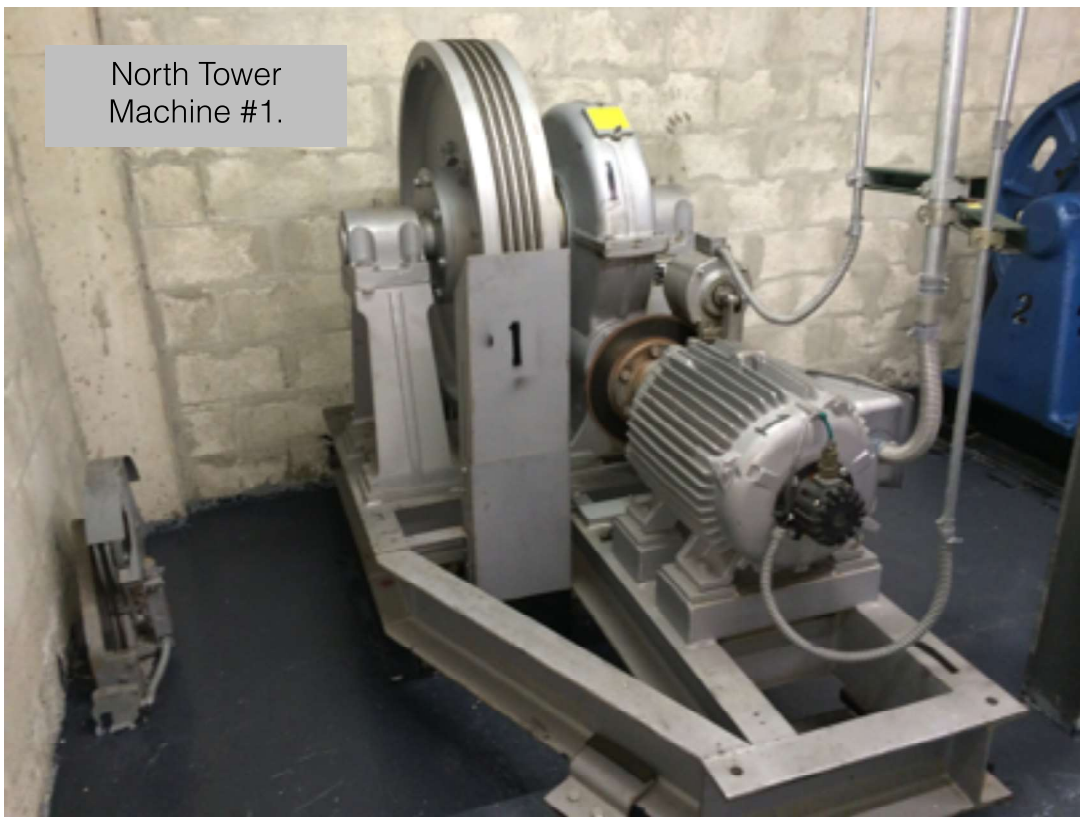




# AQUARIUS CONDOMINIUM



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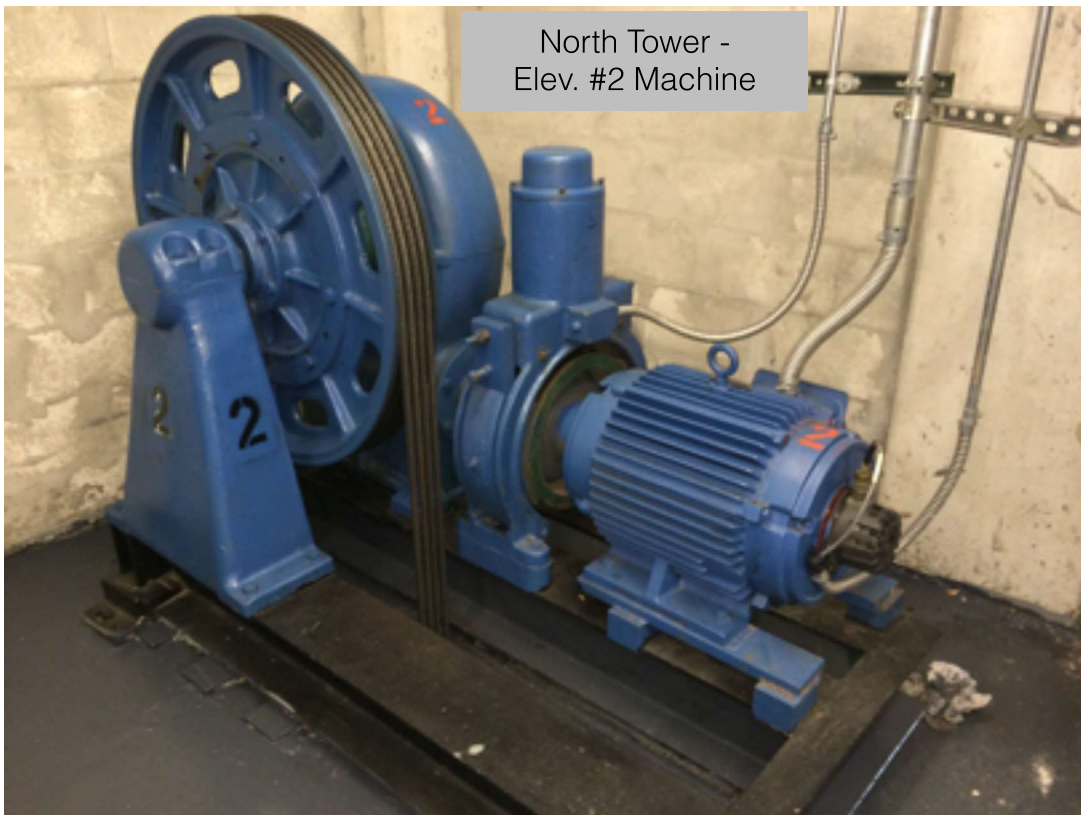
## AQUARIUS CONDOMINIUM



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North Tower  
Governor #1



North Tower -  
Elev. #2 Machine

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North Tower-  
Elev. #2 machine needs cleaning.

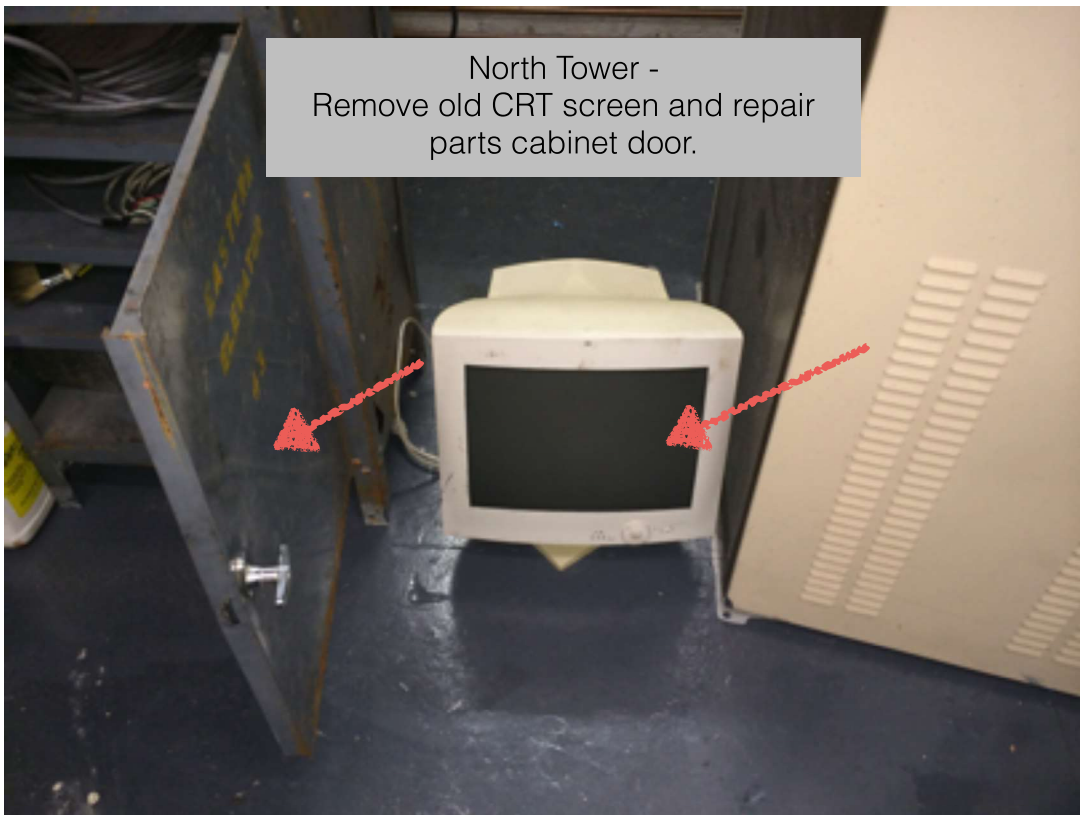


North Tower -  
Tach cover needs to be secured.

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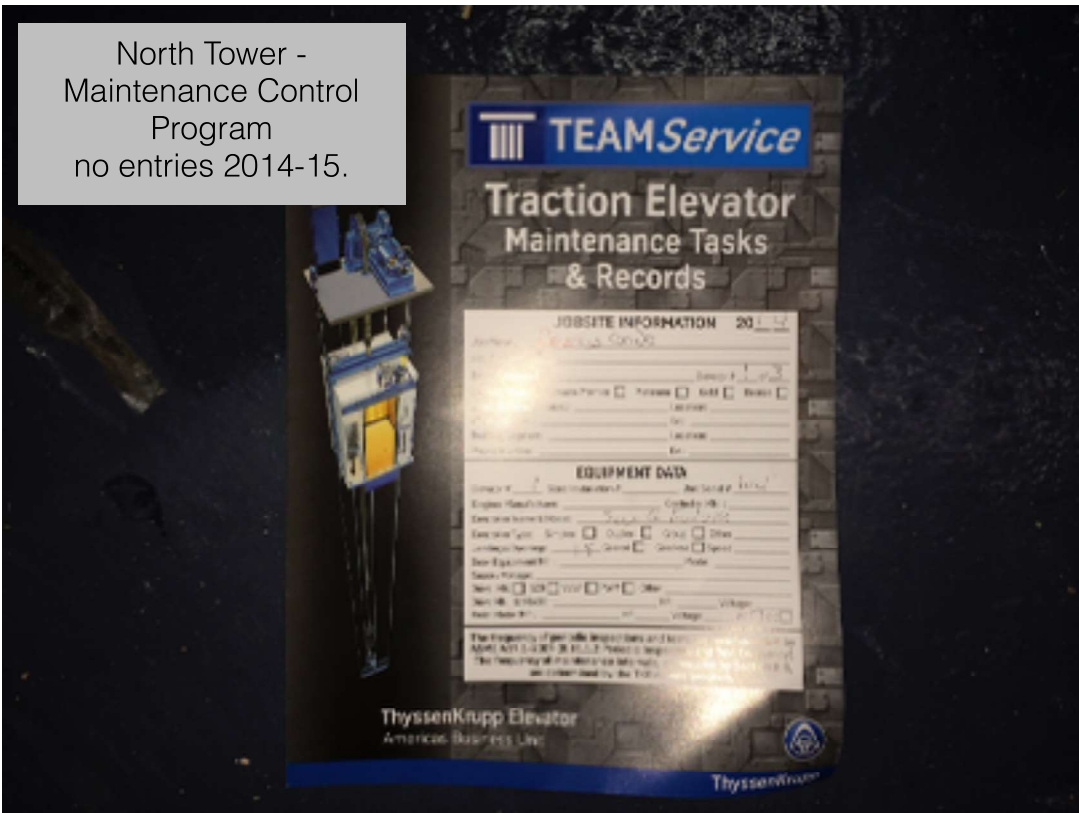
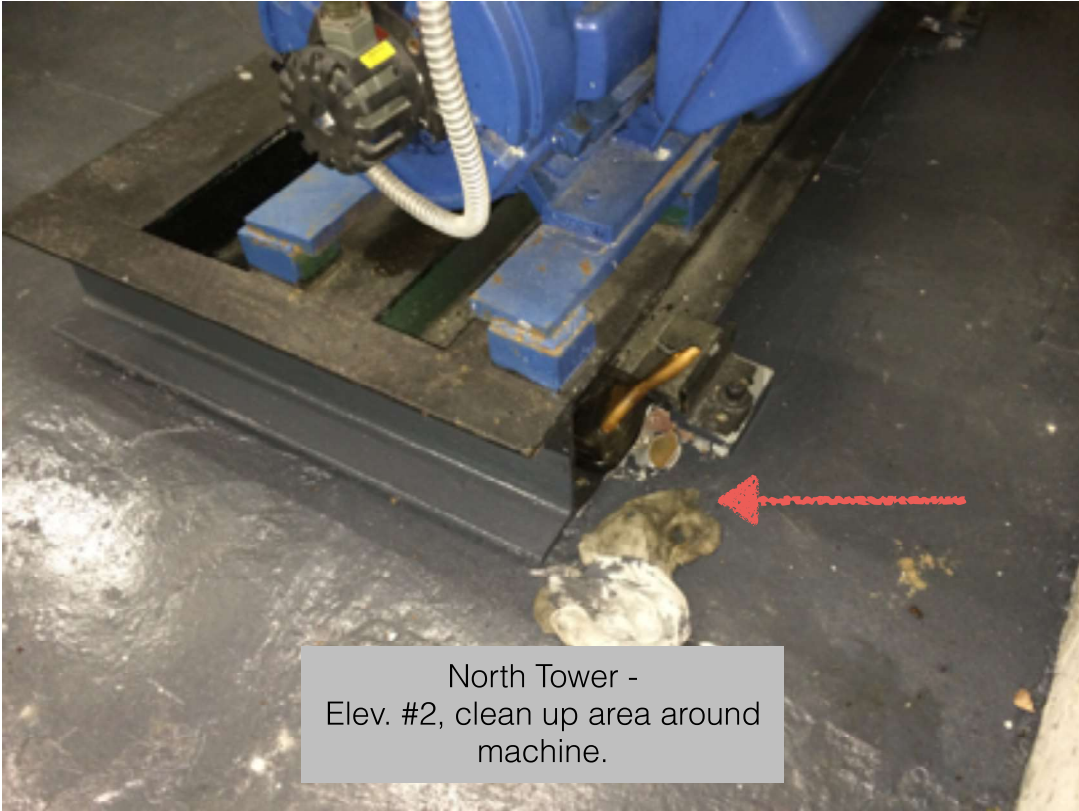


North Tower -  
Elev. #2, Governor

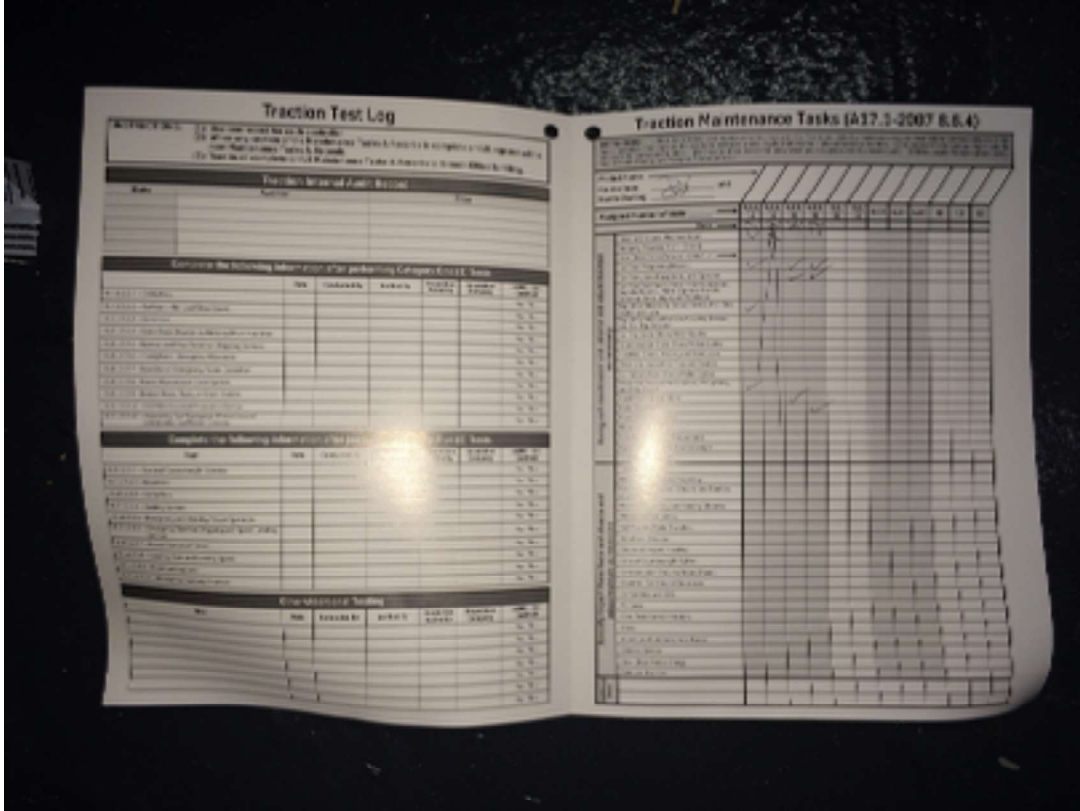


North Tower -  
Remove old CRT screen and repair  
parts cabinet door.

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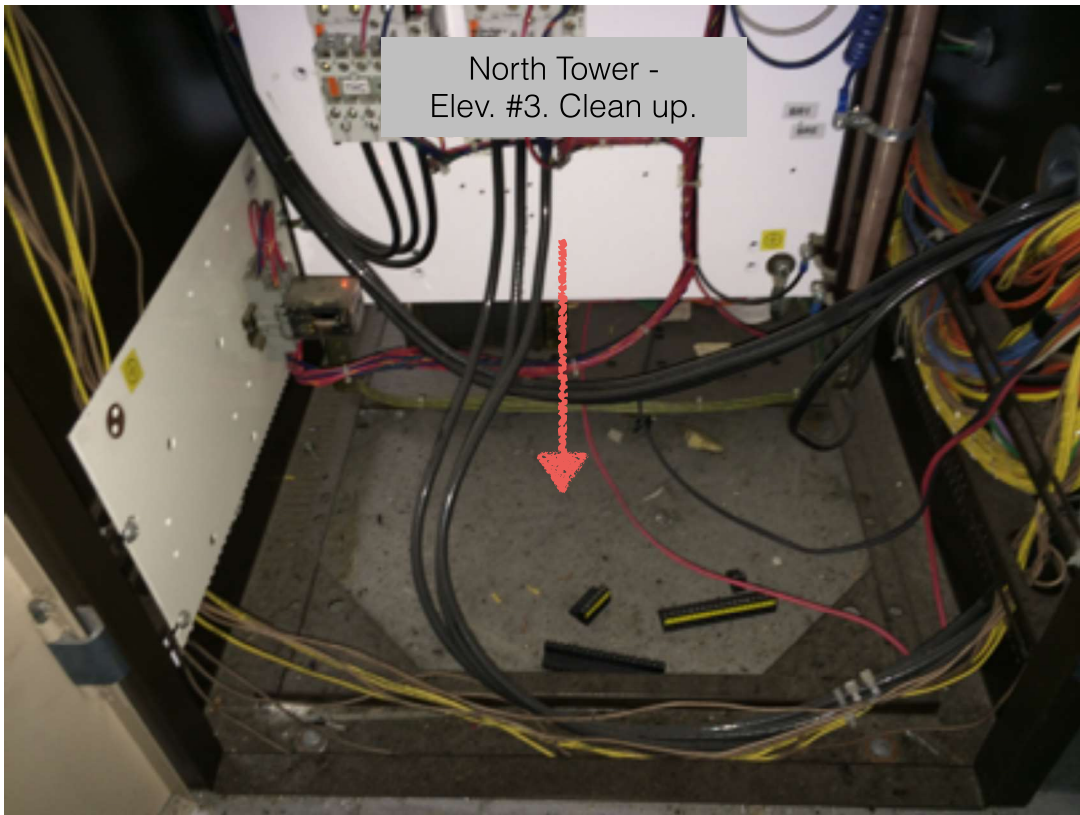
# AQUARIUS CONDOMINIUM



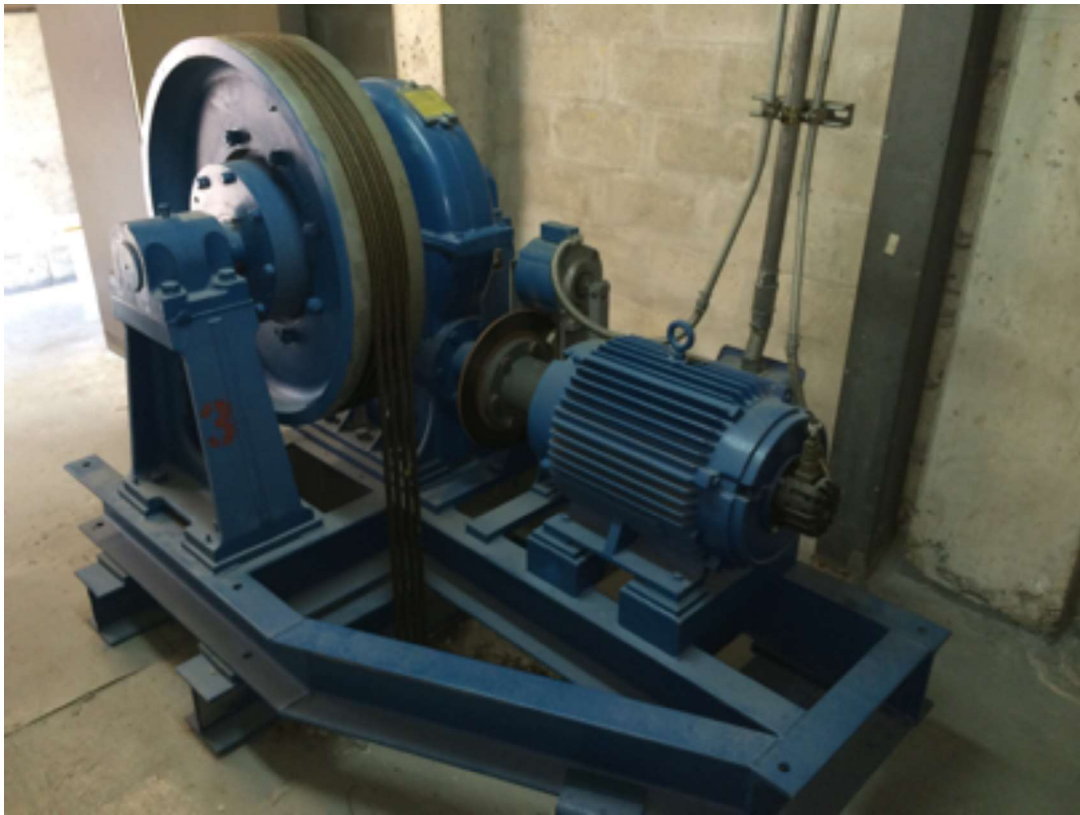
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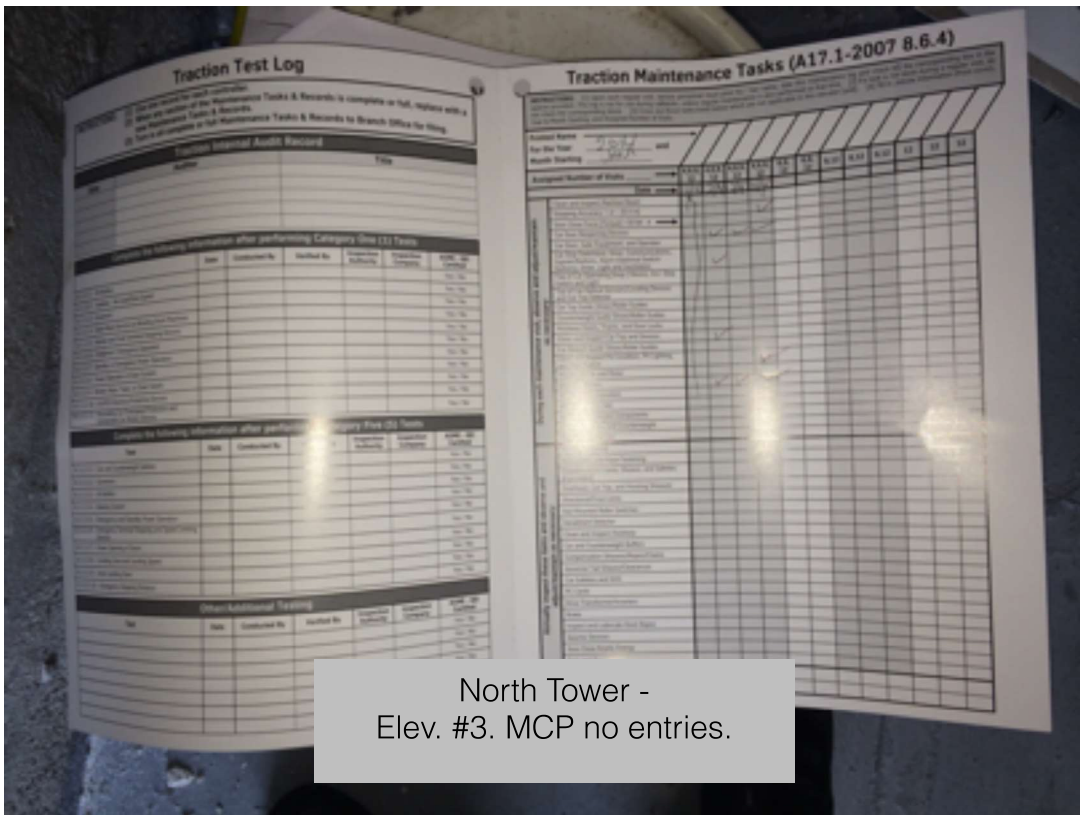
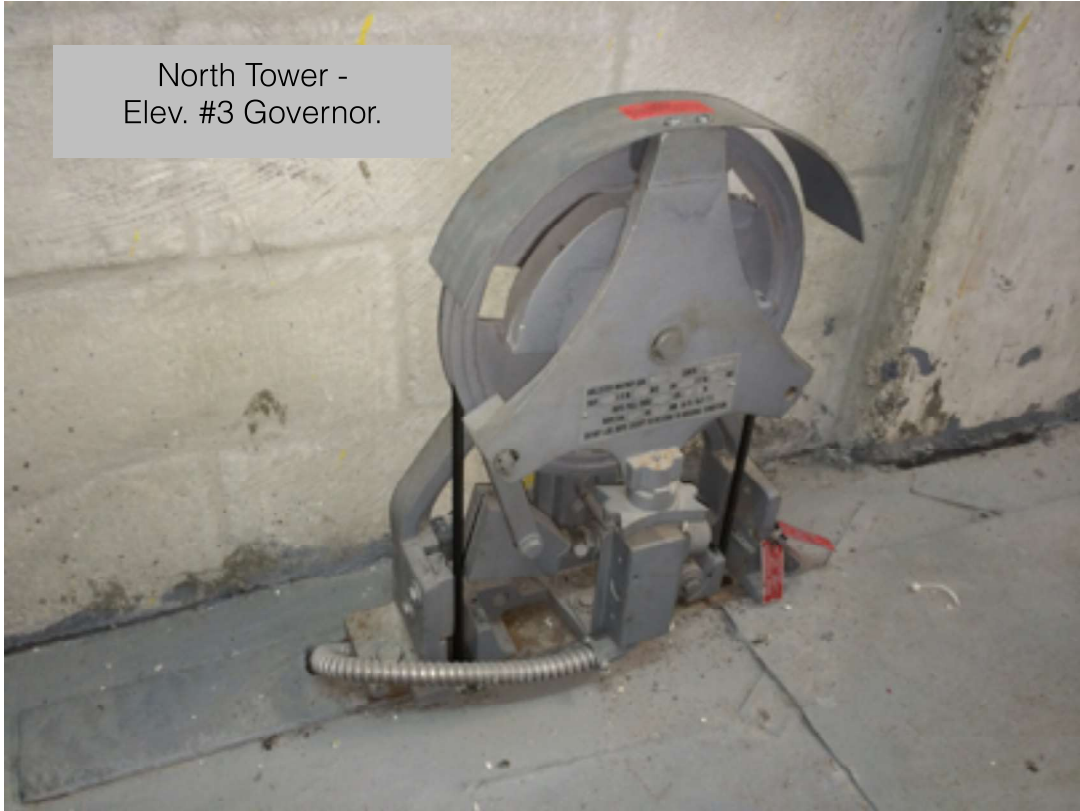
# AQUARIUS CONDOMINIUM



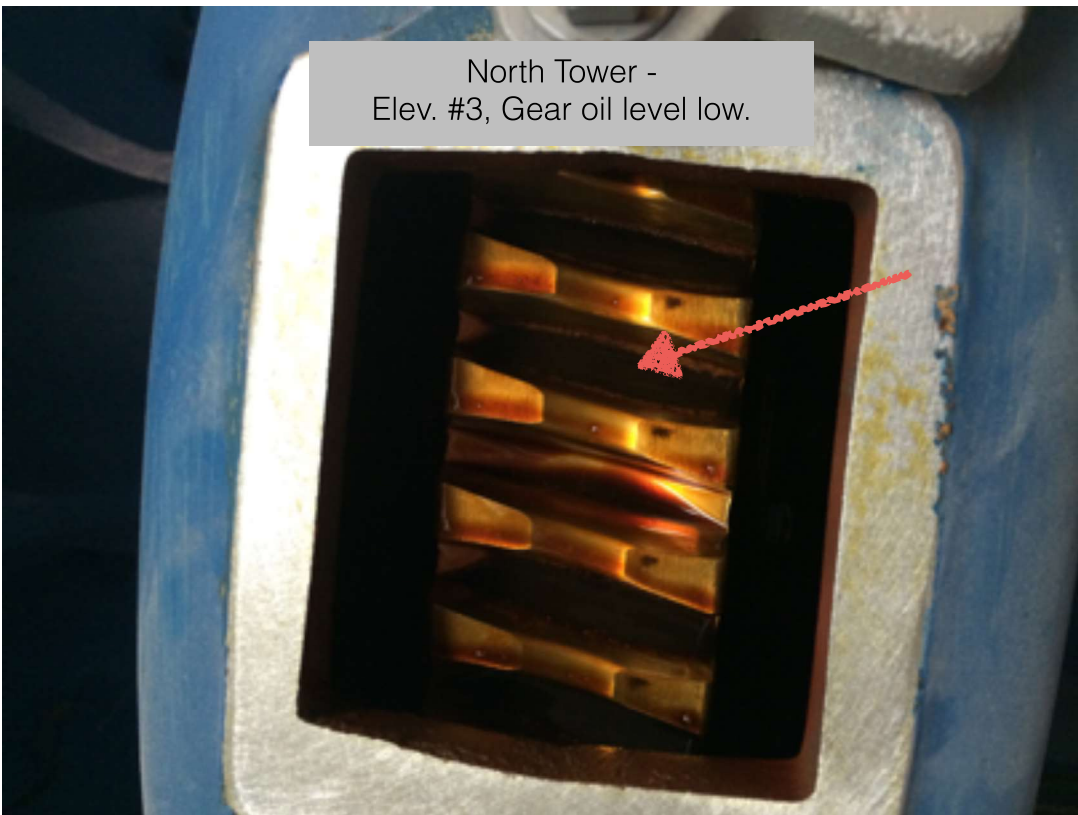
# AQUARIUS CONDOMINIUM



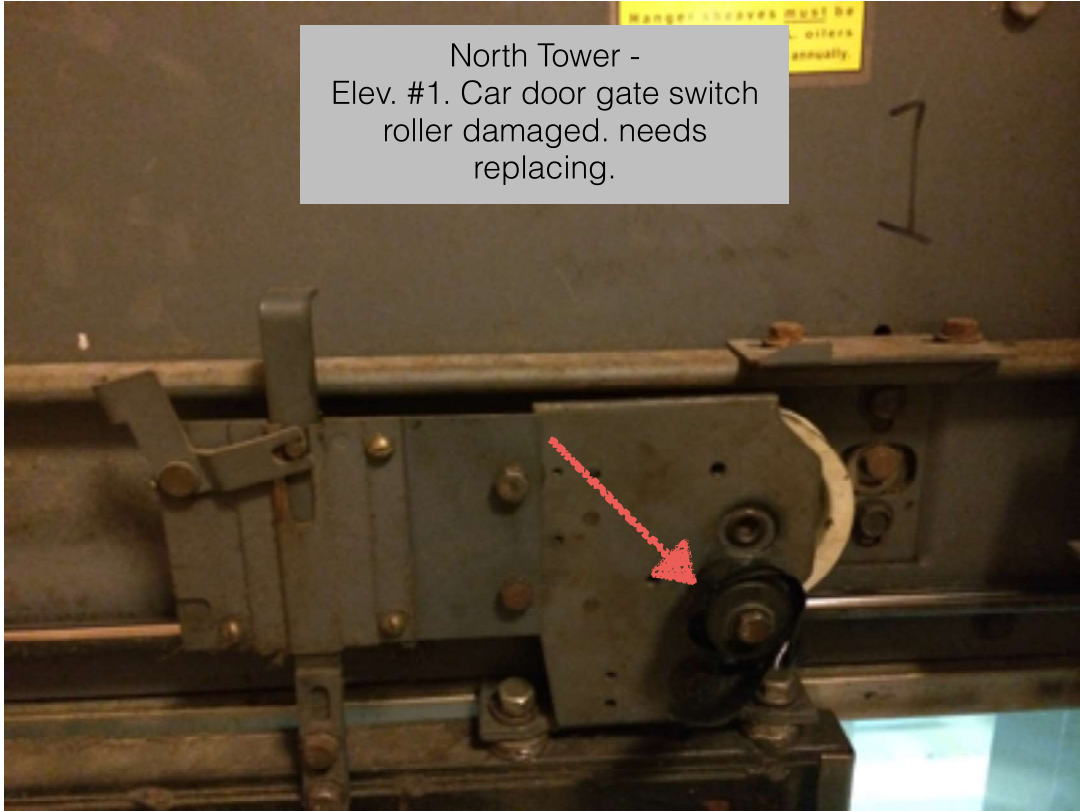
# AQUARIUS CONDOMINIUM



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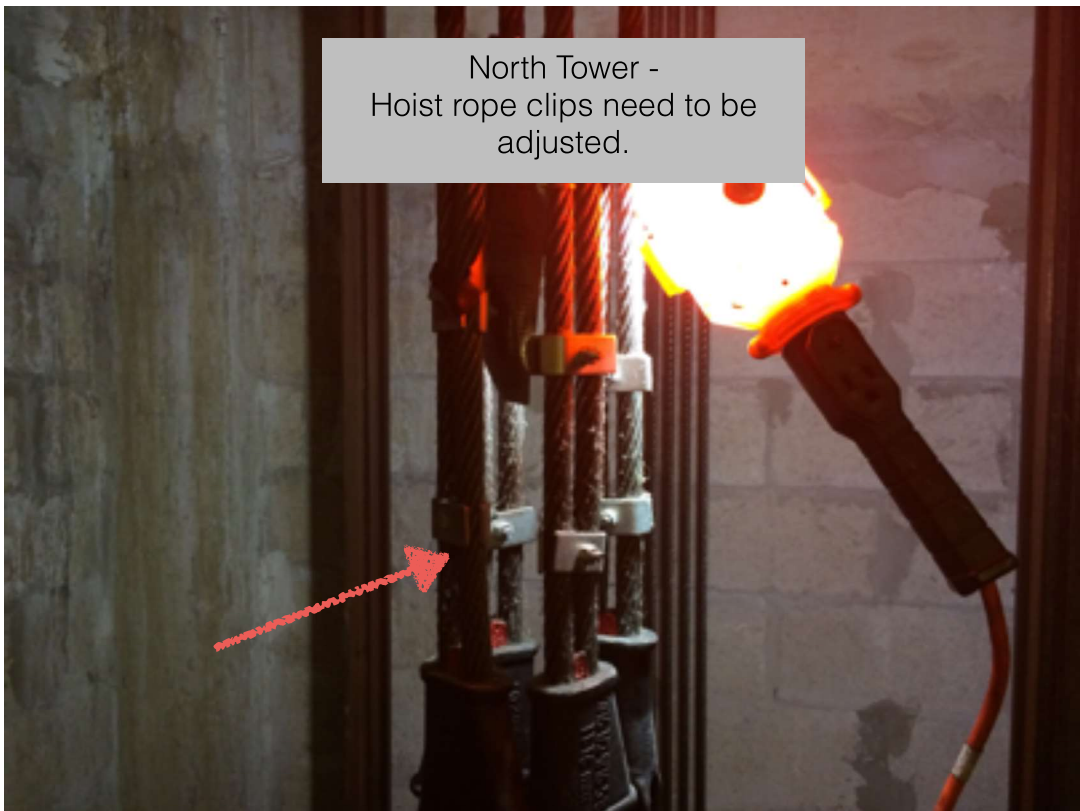
North Tower -  
Car Top very dirty.



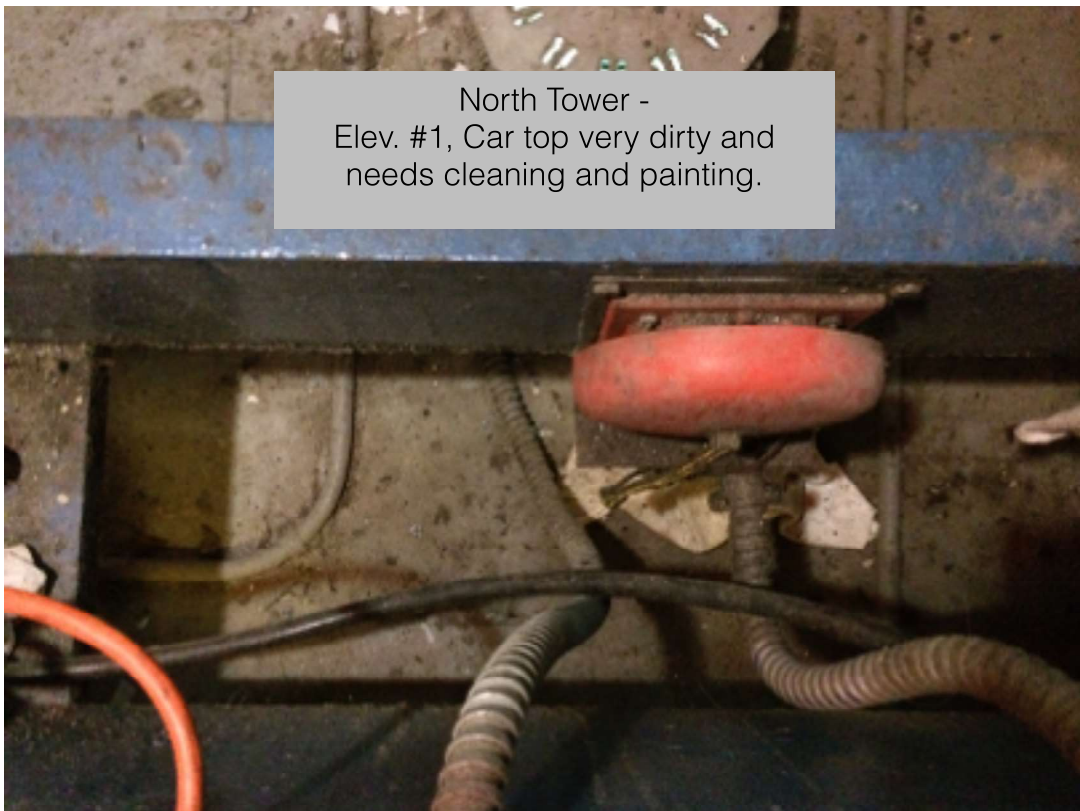
#1 - Car Top very dirty.



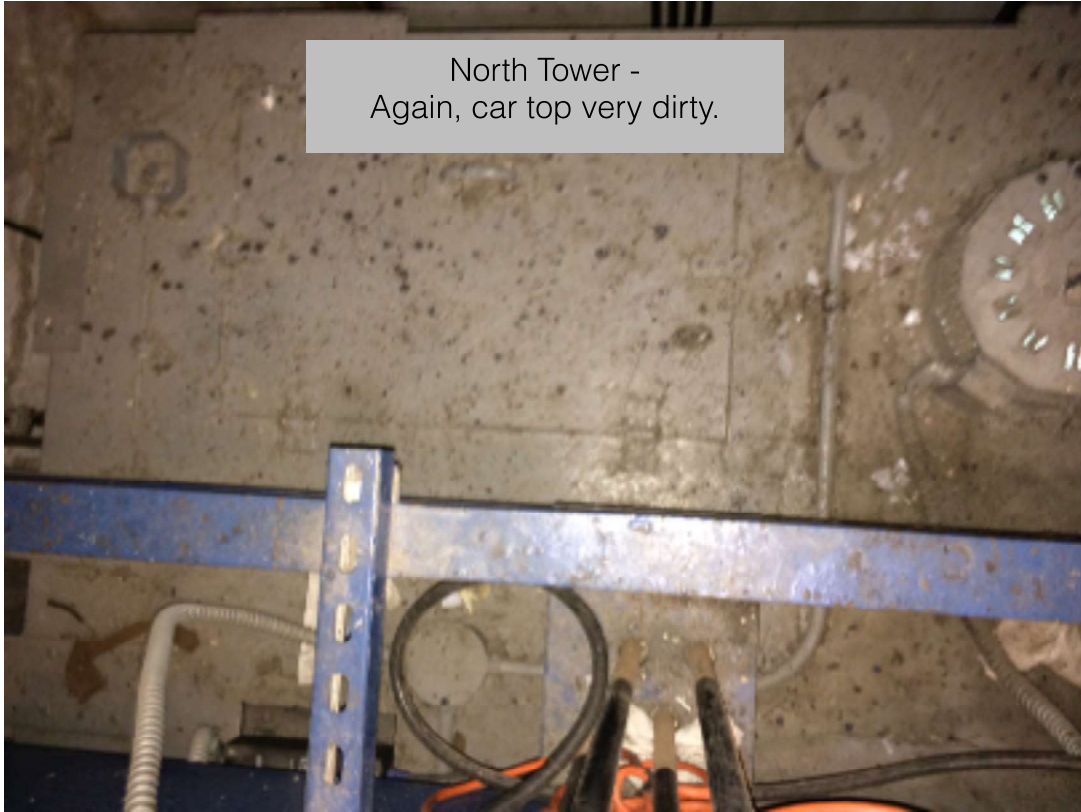
## AQUARIUS CONDOMINIUM



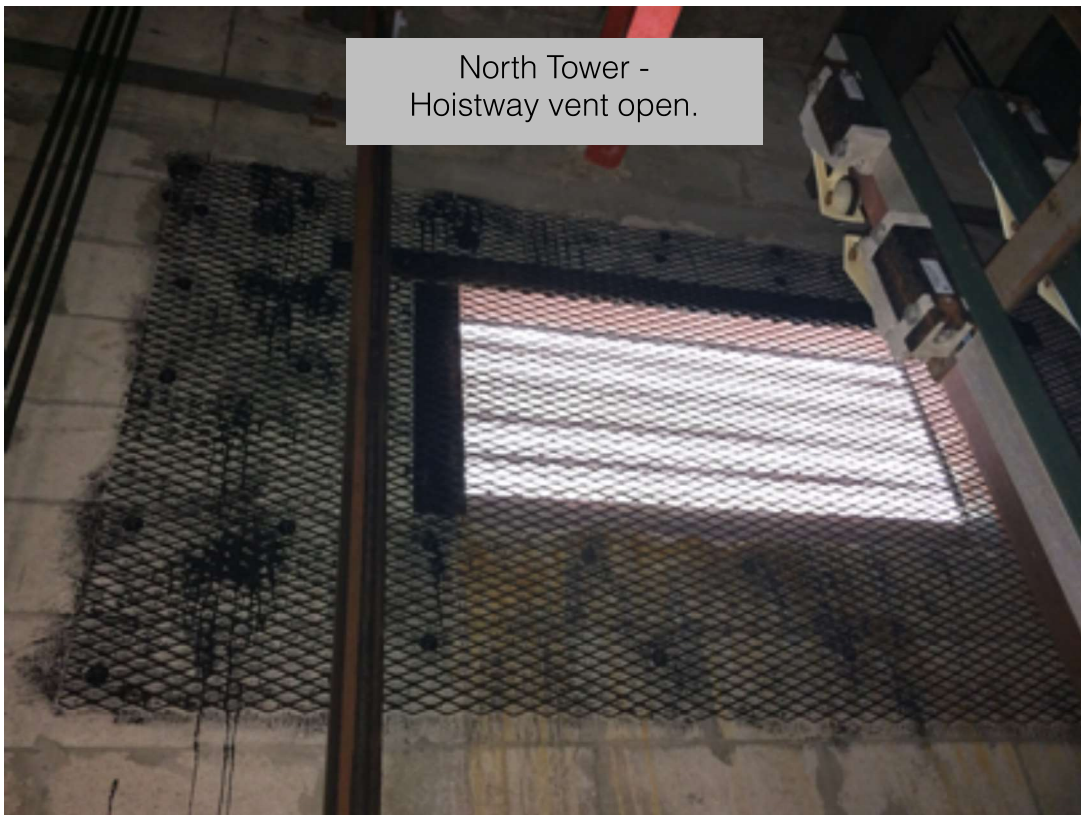
## AQUARIUS CONDOMINIUM



# AQUARIUS CONDOMINIUM

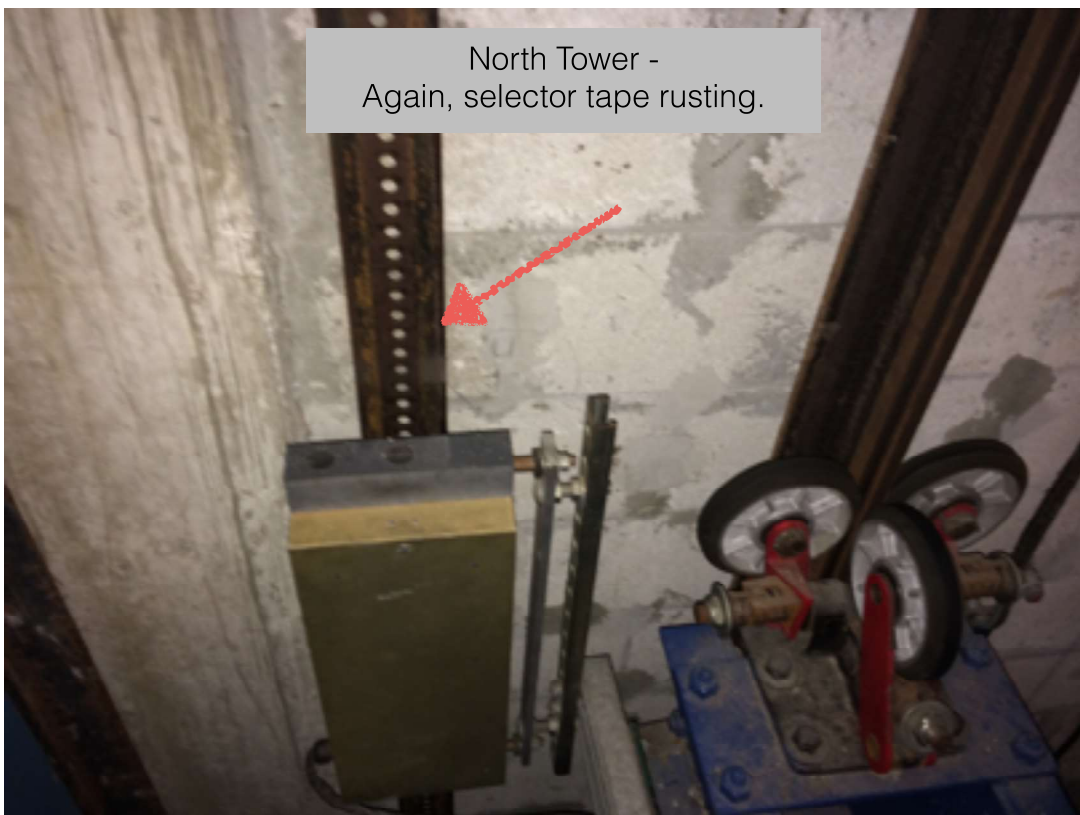


North Tower -  
Again, car top very dirty.



North Tower -  
Hoistway vent open.

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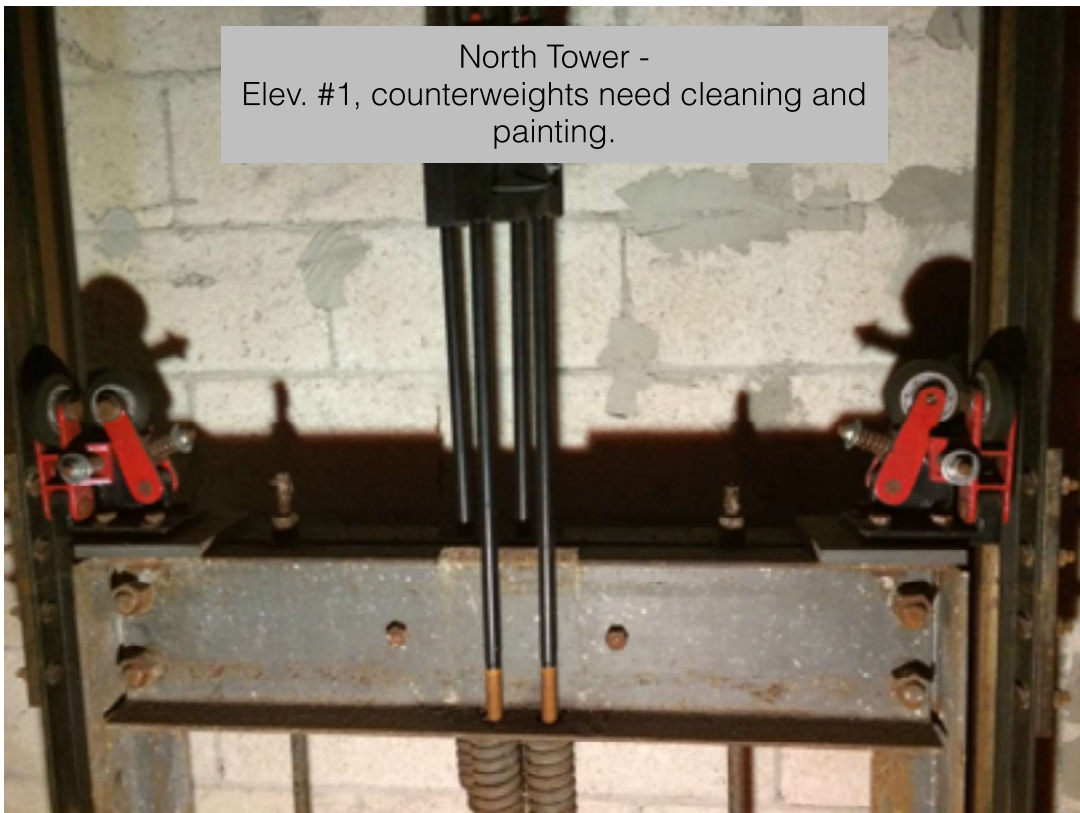
North Tower -  
Elev. #1, Unlocking door pin mounting plates  
are rusting. All need painting to prevent rust.



North Tower -  
Elev. #1, Headers, tracks and top of door  
panels all dirty and rusting.



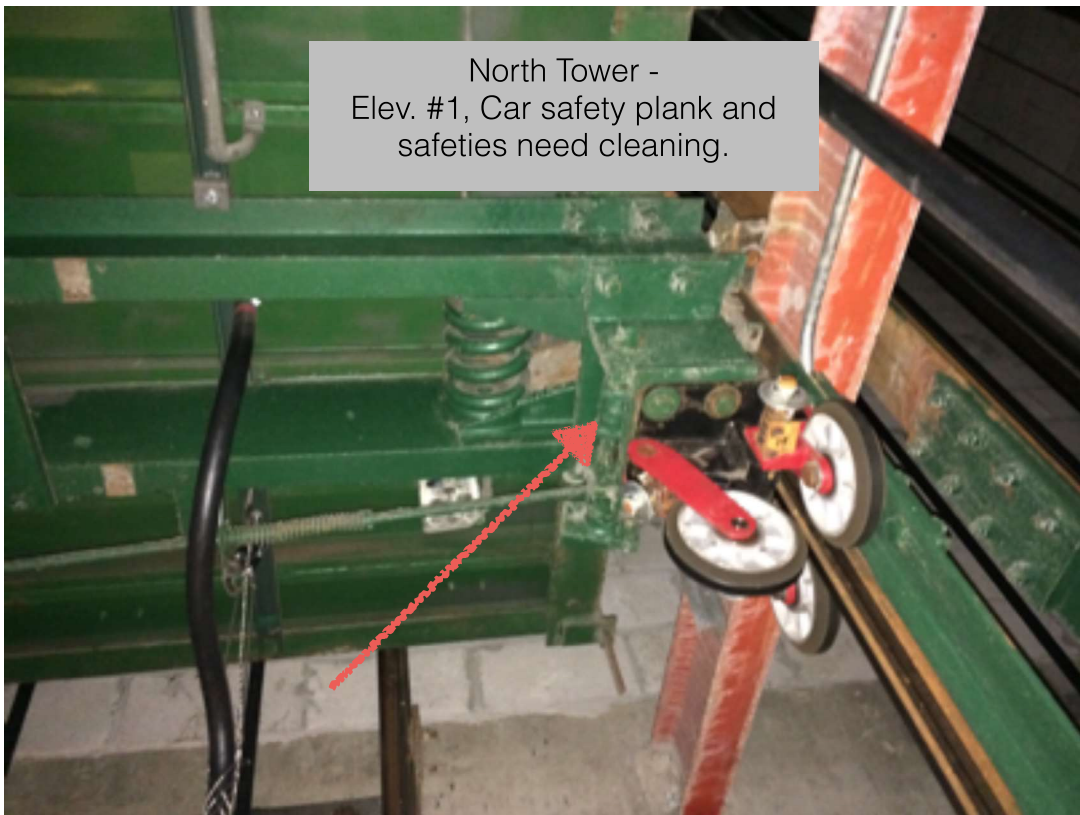
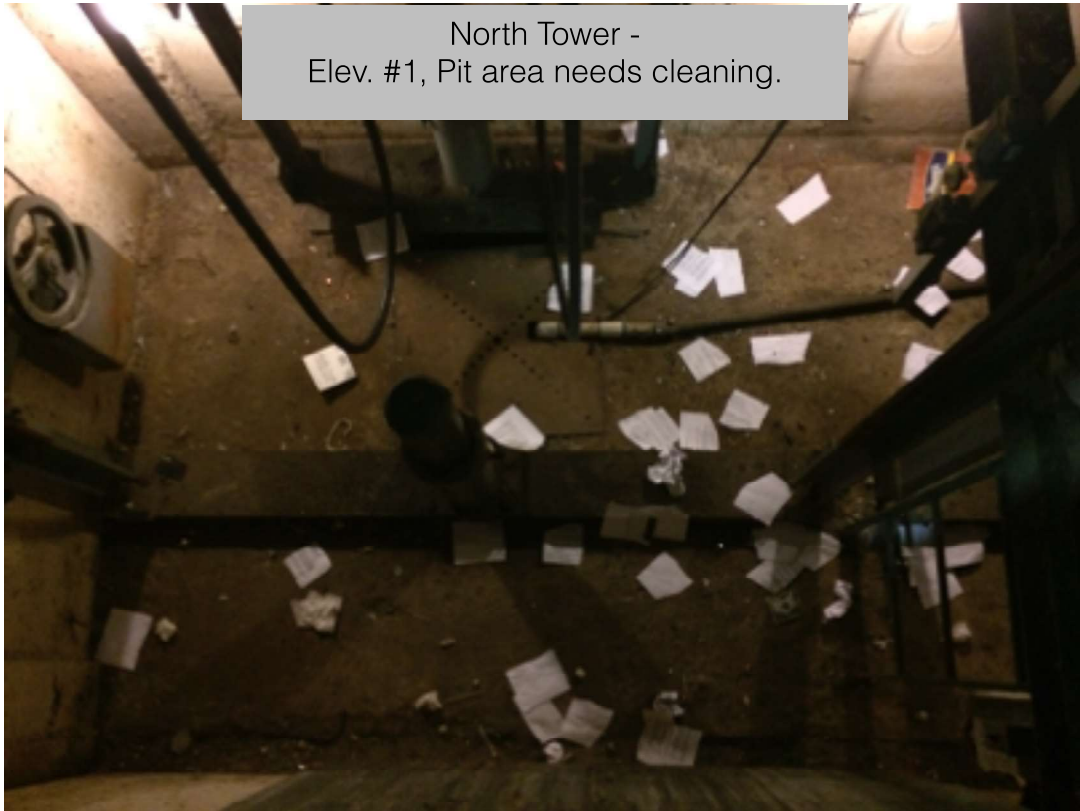
## AQUARIUS CONDOMINIUM



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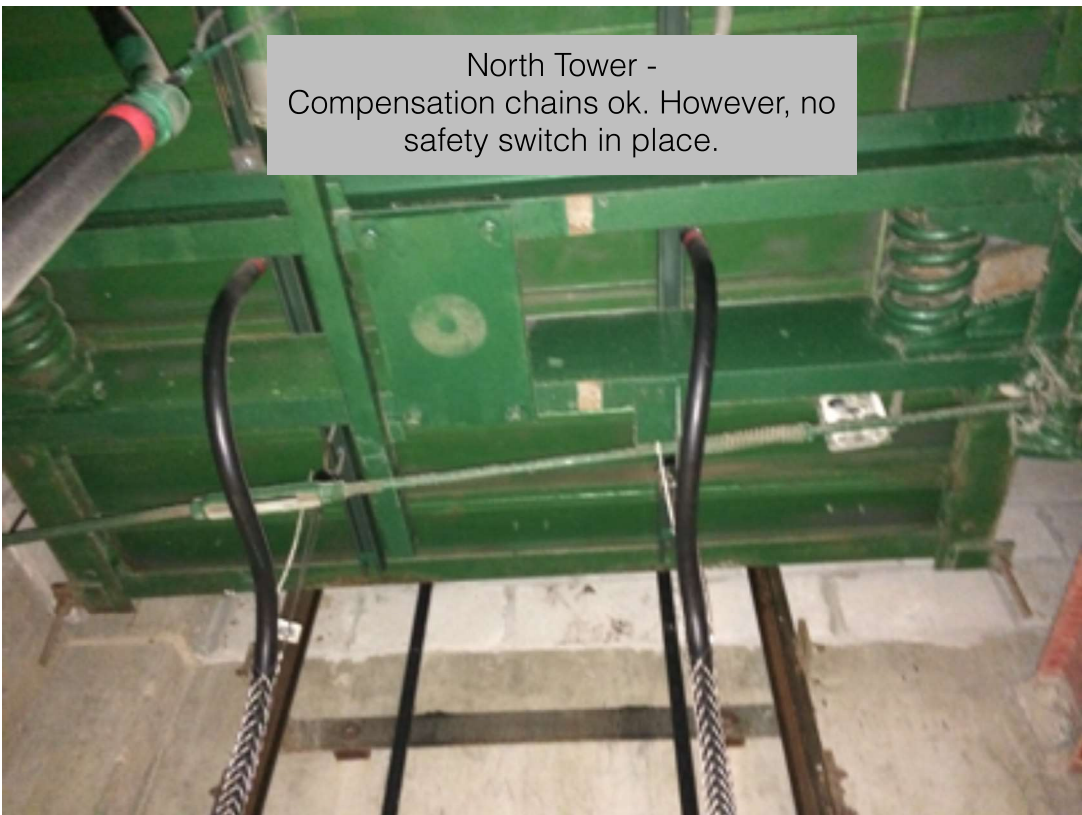


## AQUARIUS CONDOMINIUM





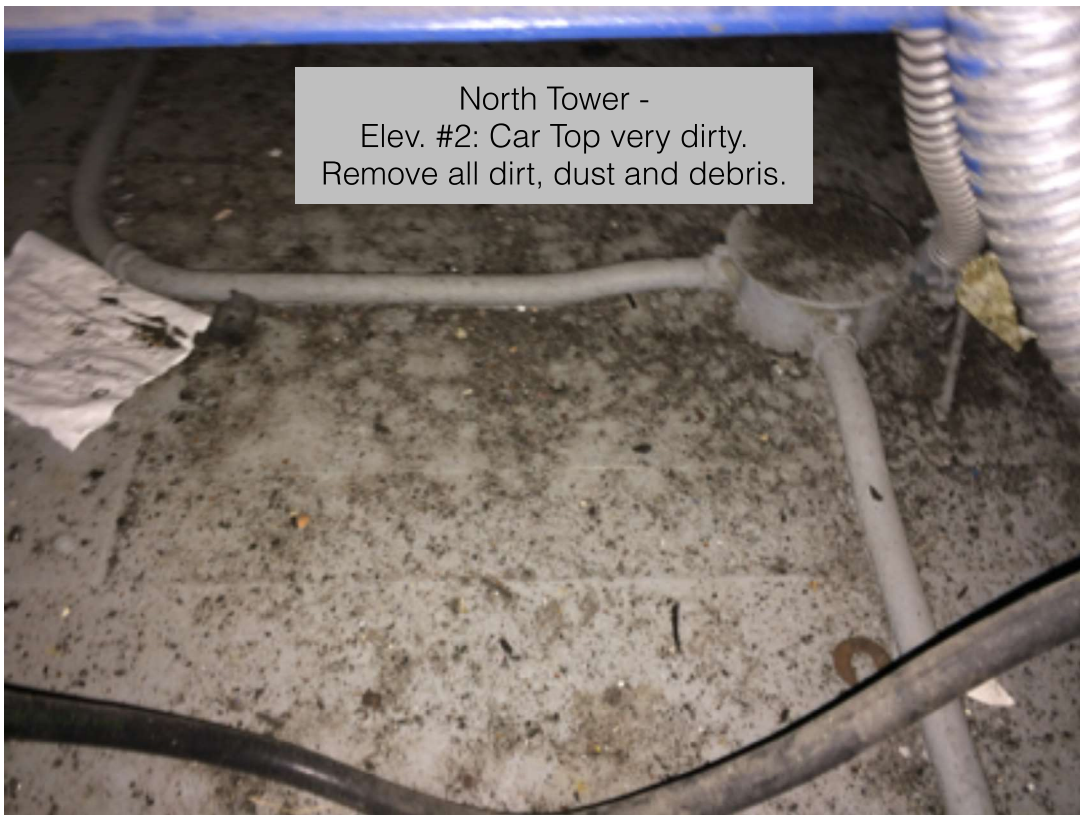
## AQUARIUS CONDOMINIUM



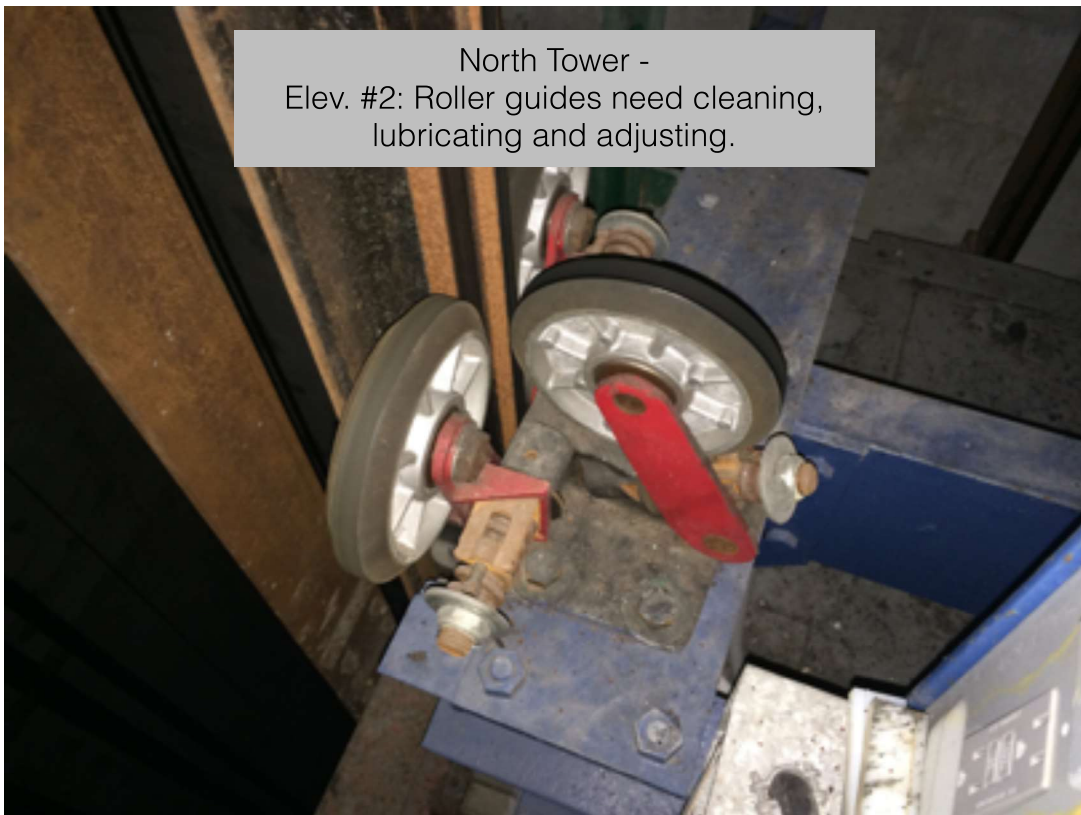
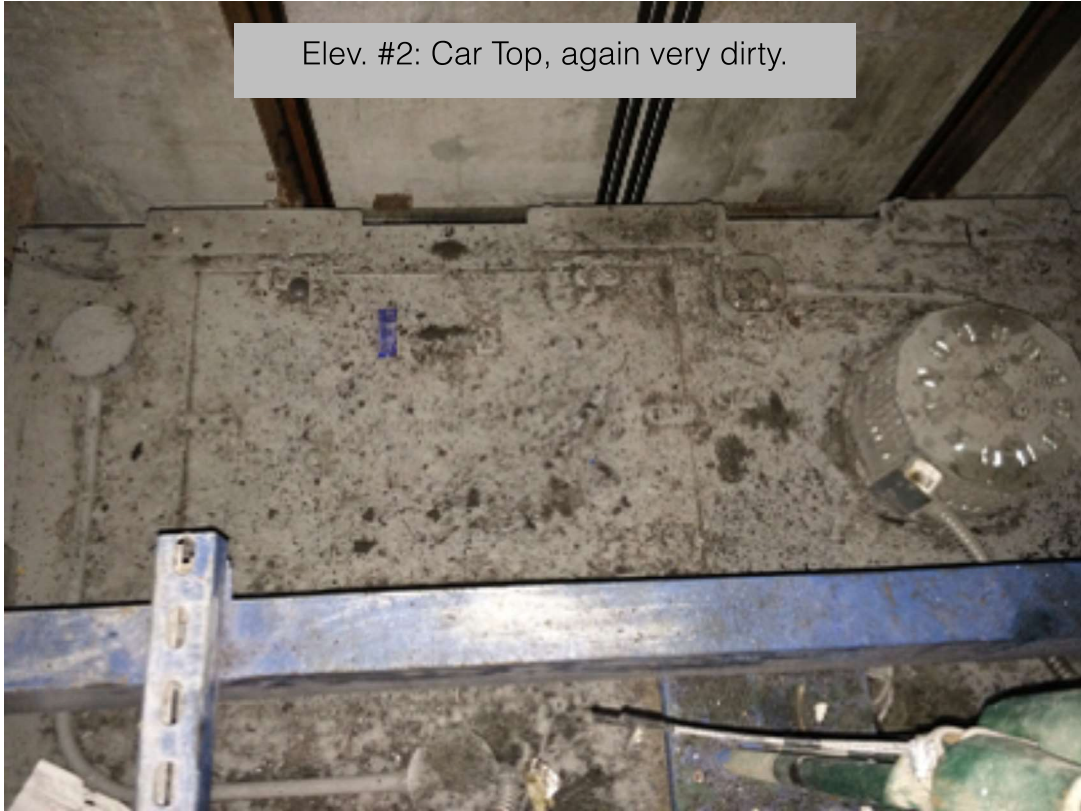
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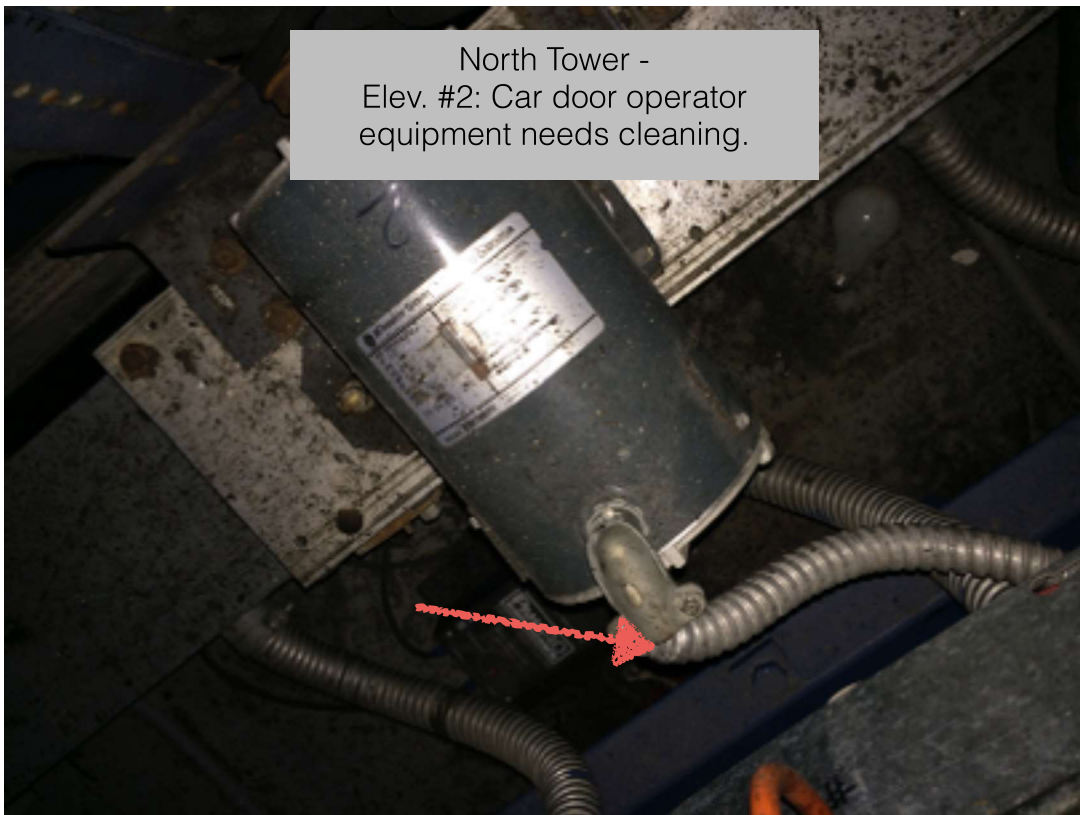
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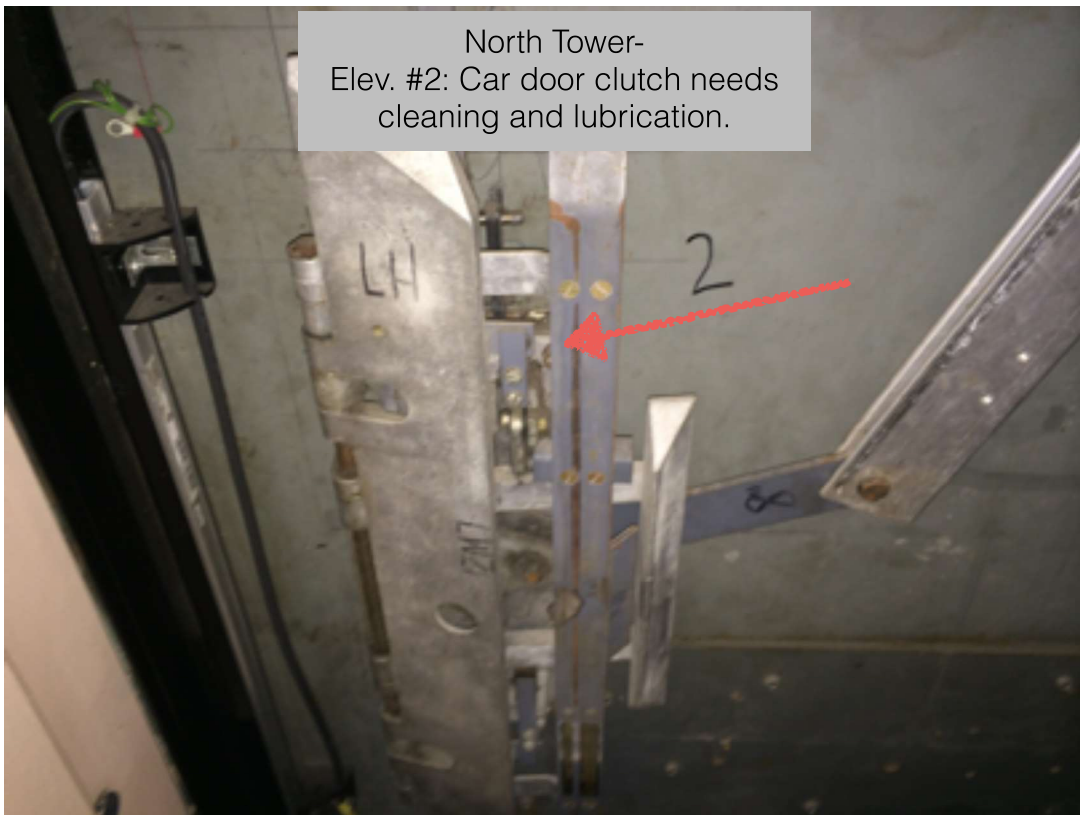
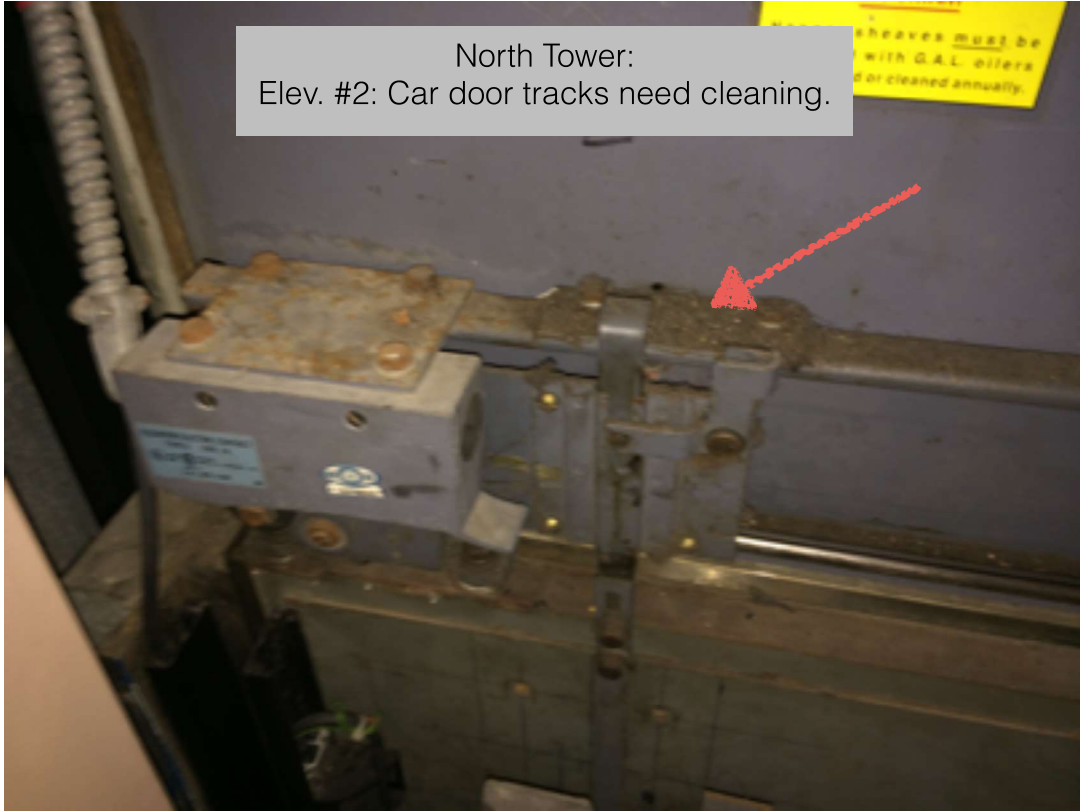
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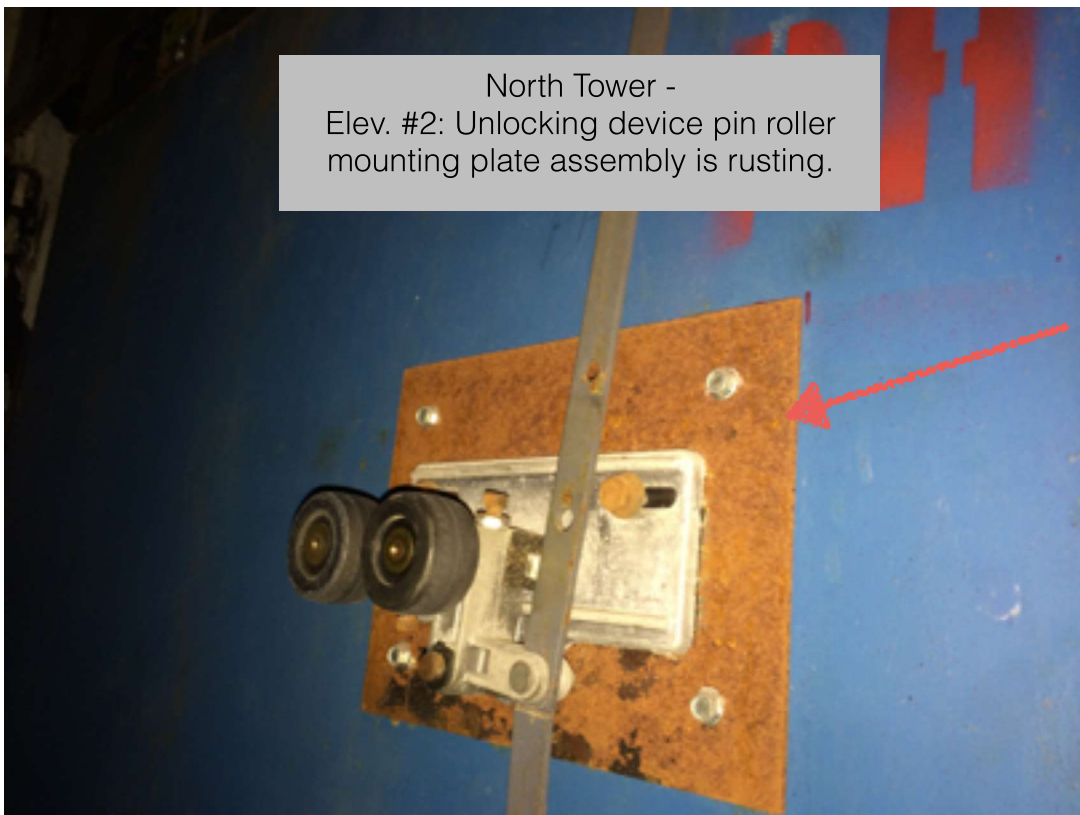
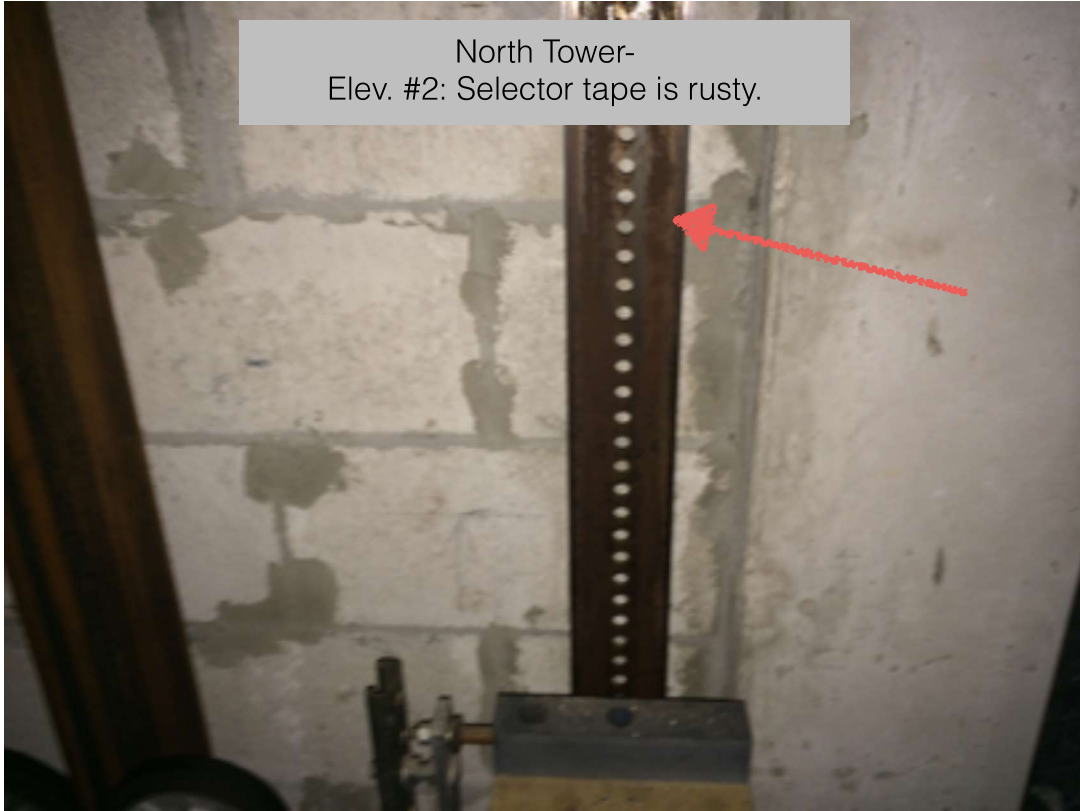
## AQUARIUS CONDOMINIUM



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## AQUARIUS CONDOMINIUM



## AQUARIUS CONDOMINIUM



North Tower -  
Elev. #2, Hoistway Door equipment.



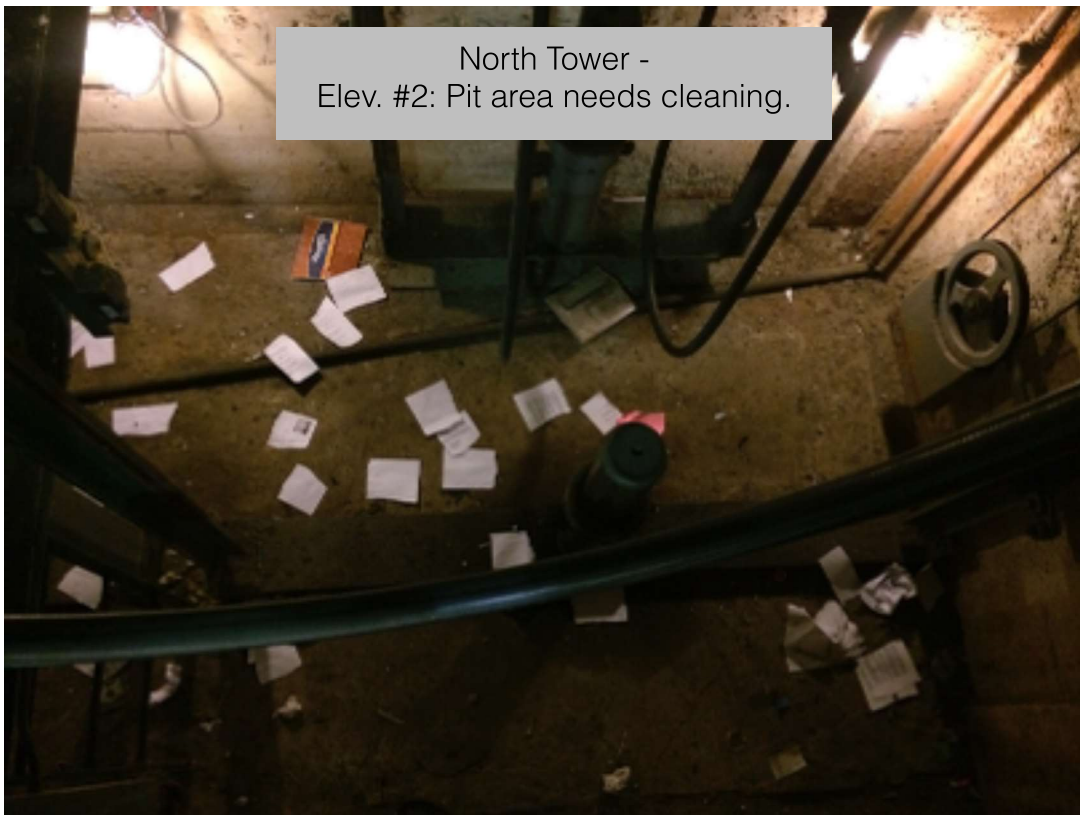
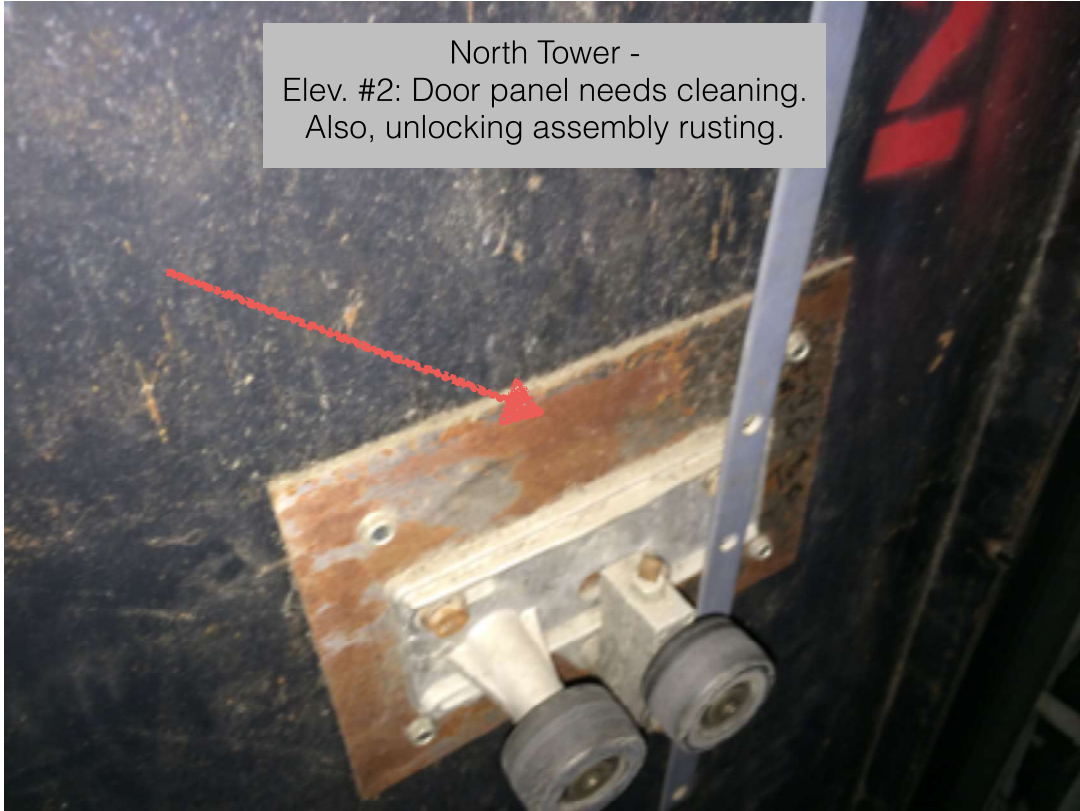
North Tower -  
Elev. #2, Another view of hoist way  
tracks and header.



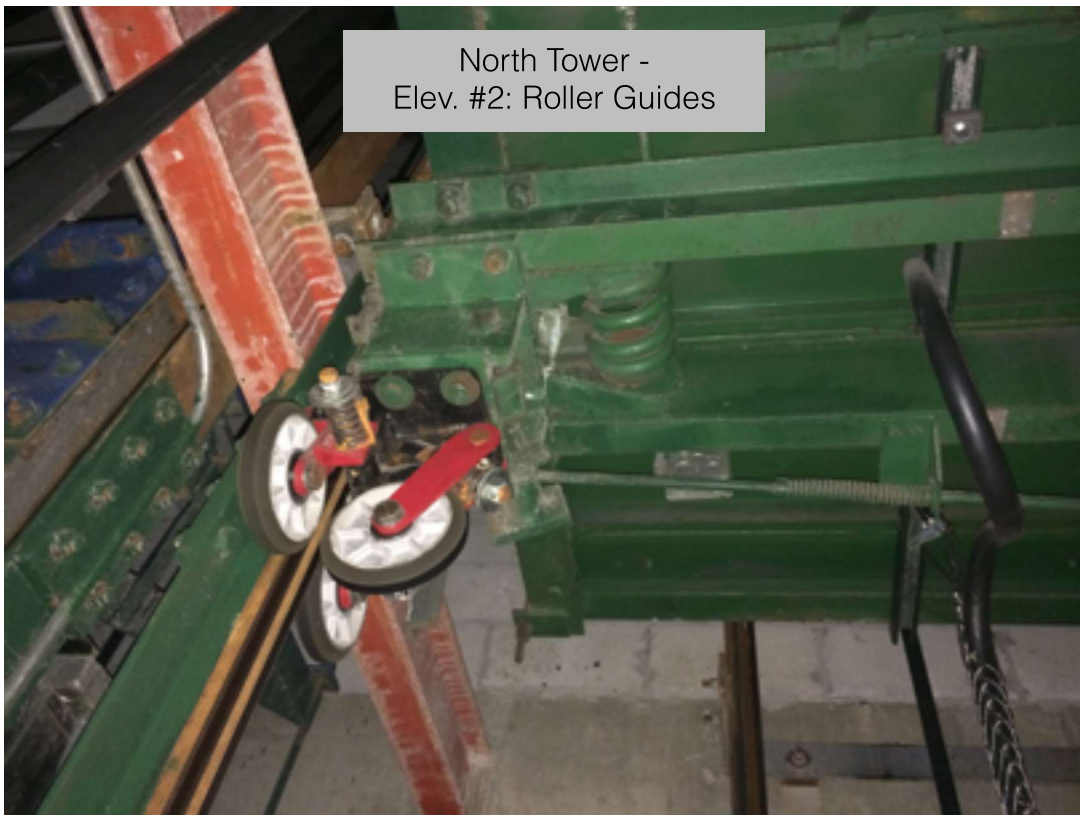
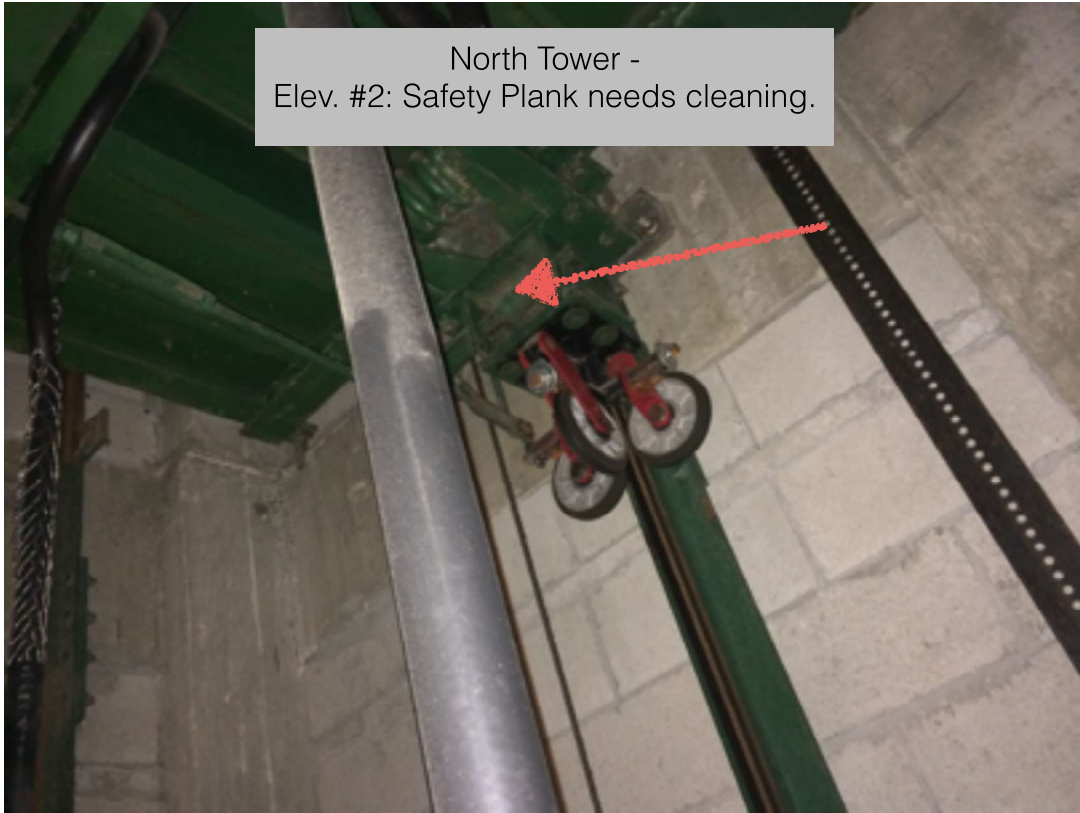
## AQUARIUS CONDOMINIUM



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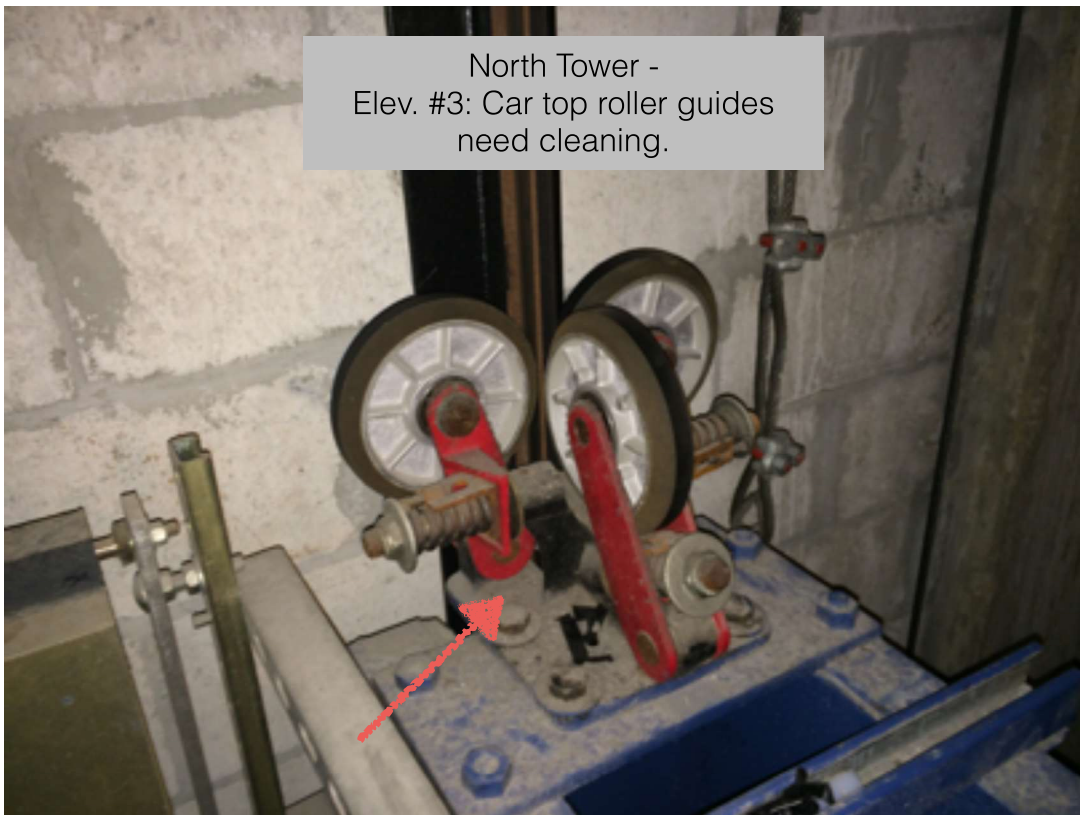
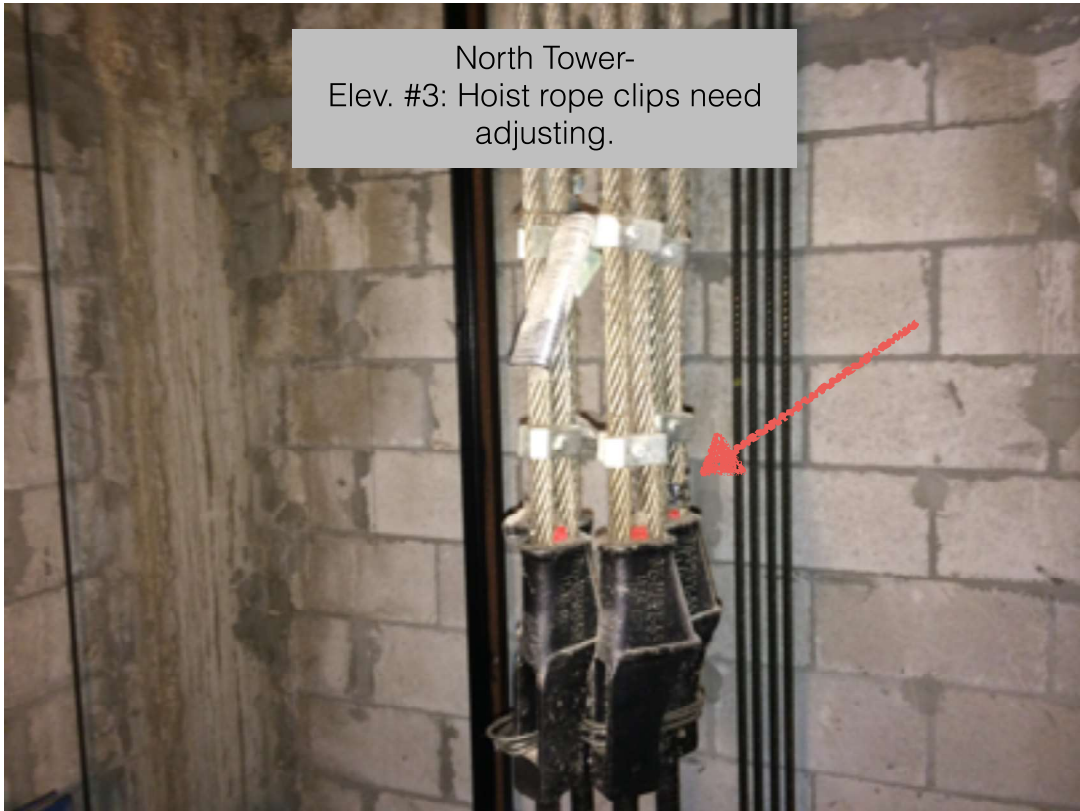
# AQUARIUS CONDOMINIUM



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## AQUARIUS CONDOMINIUM



North Tower -  
Elev. #3: Car top extremely dirty.



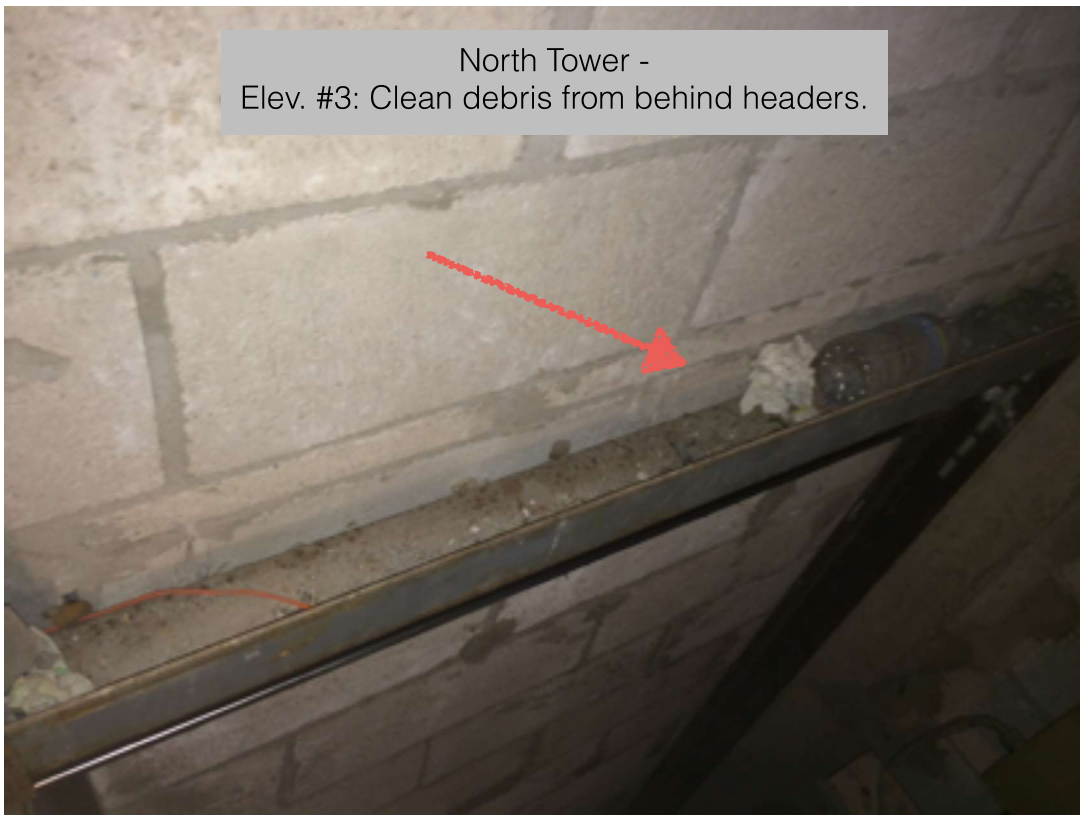
North Tower -  
Elev. #3: Counterweight frame needs  
cleaning and painting.

# AQUARIUS CONDOMINIUM





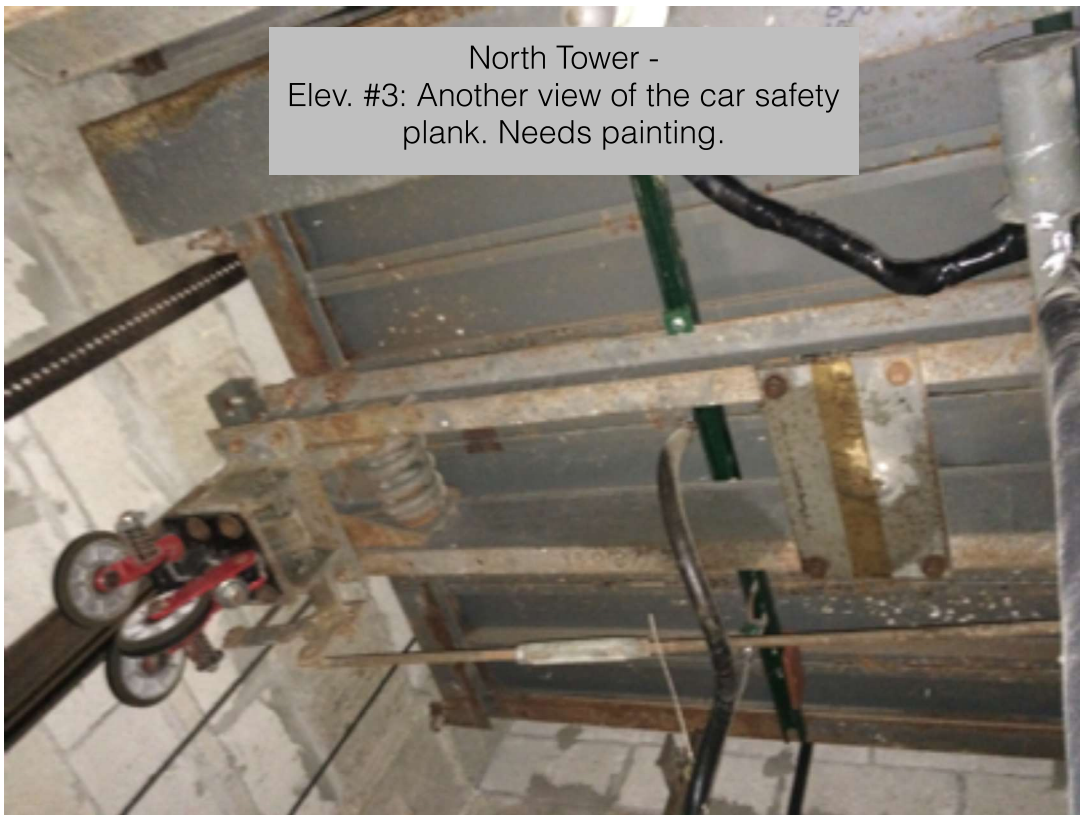
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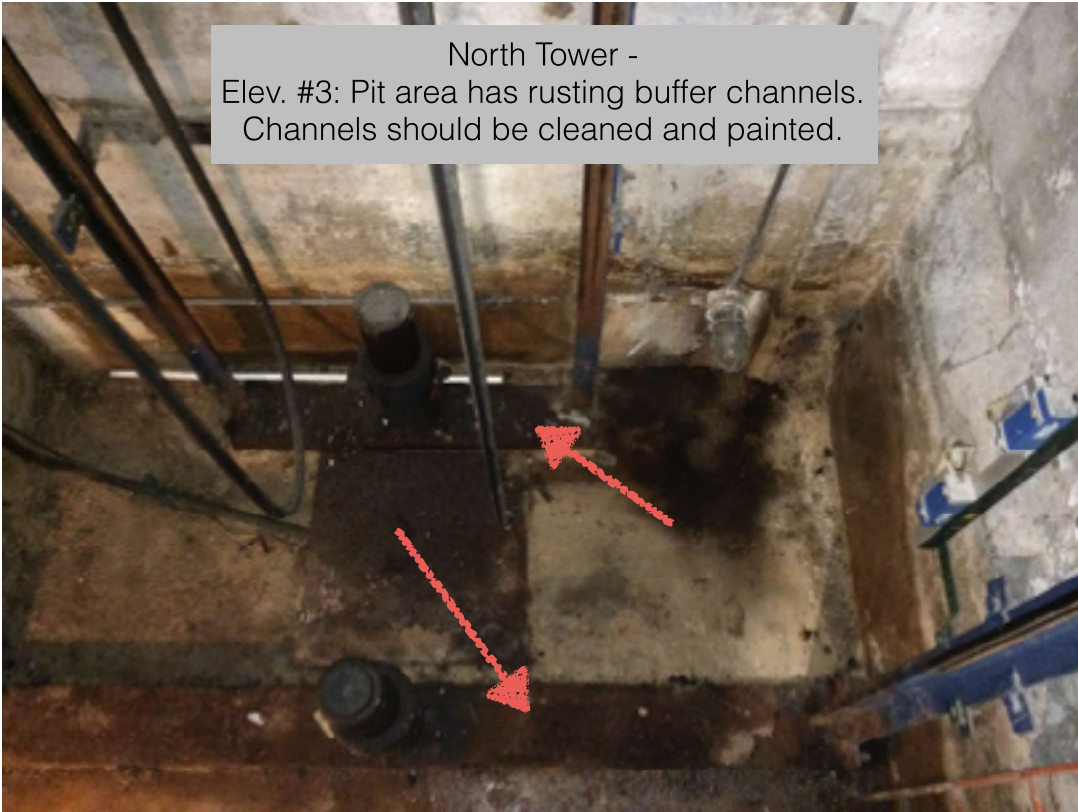
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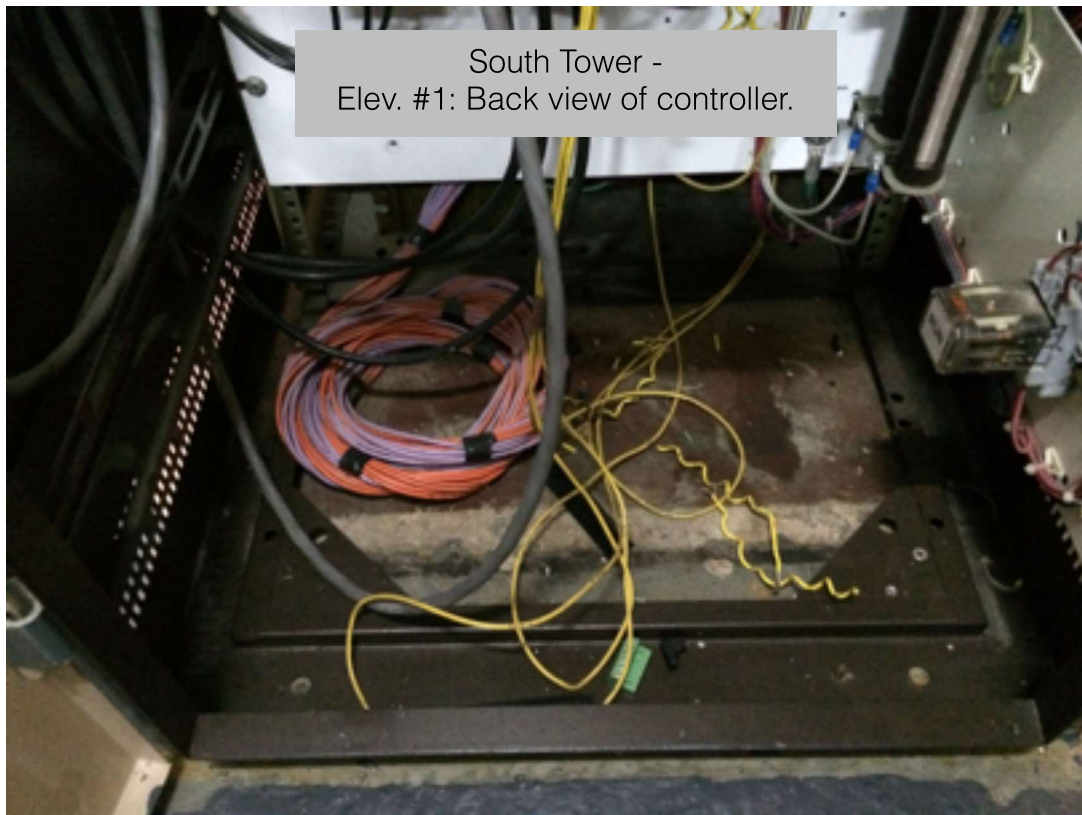
## AQUARIUS CONDOMINIUM



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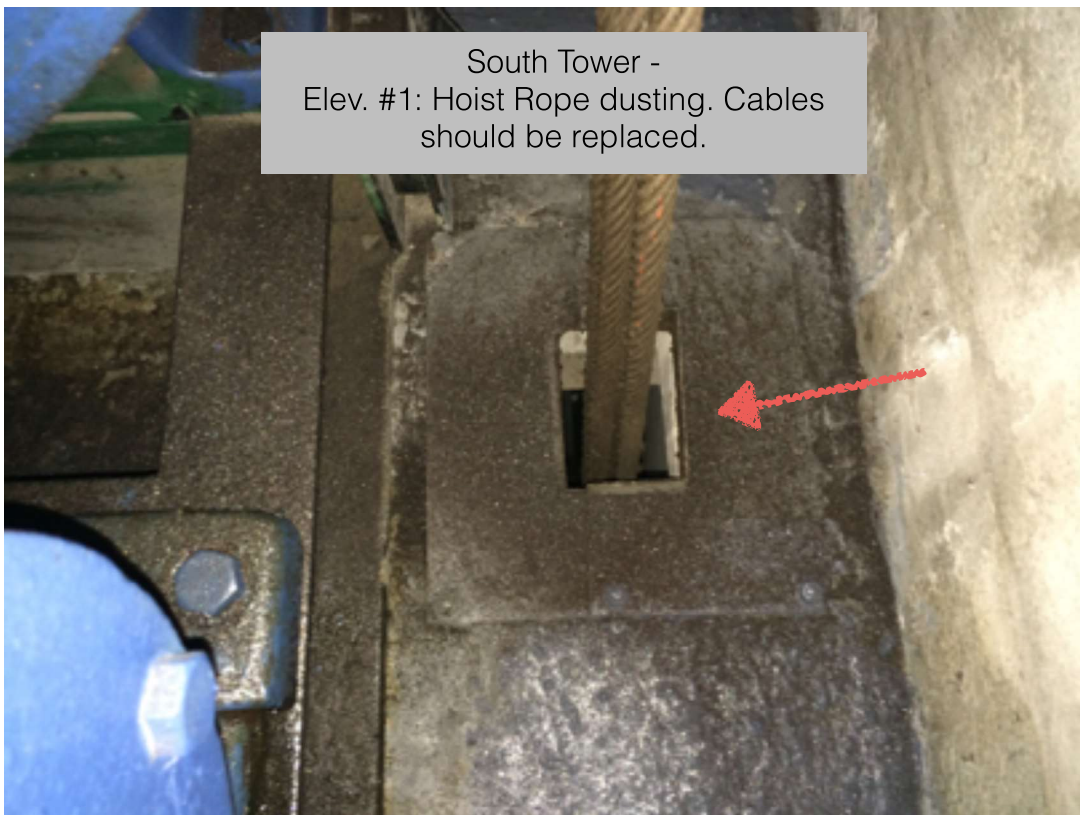


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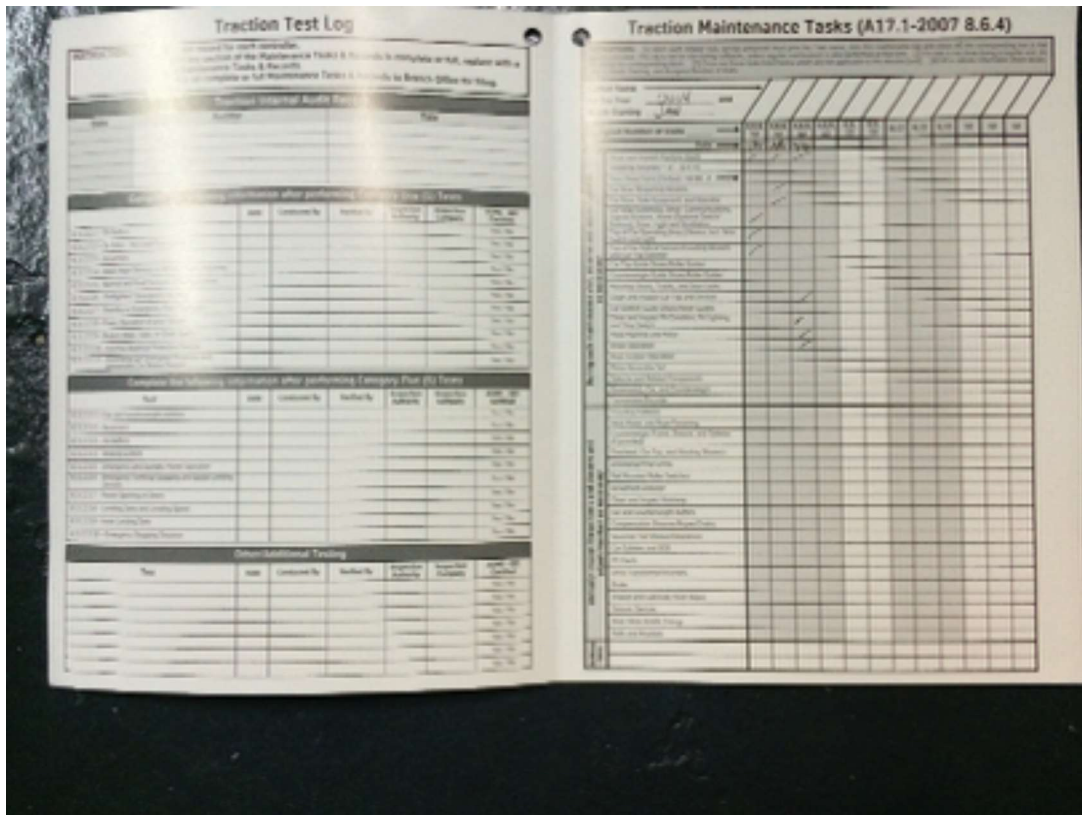
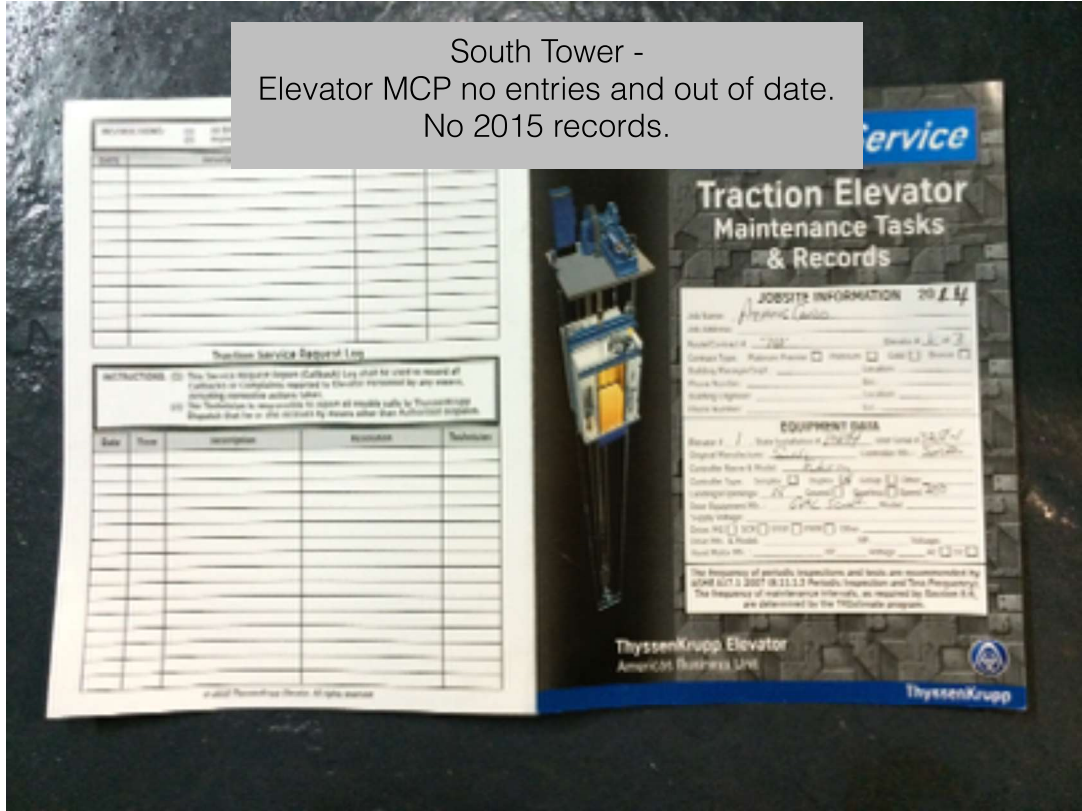


## AQUARIUS CONDOMINIUM



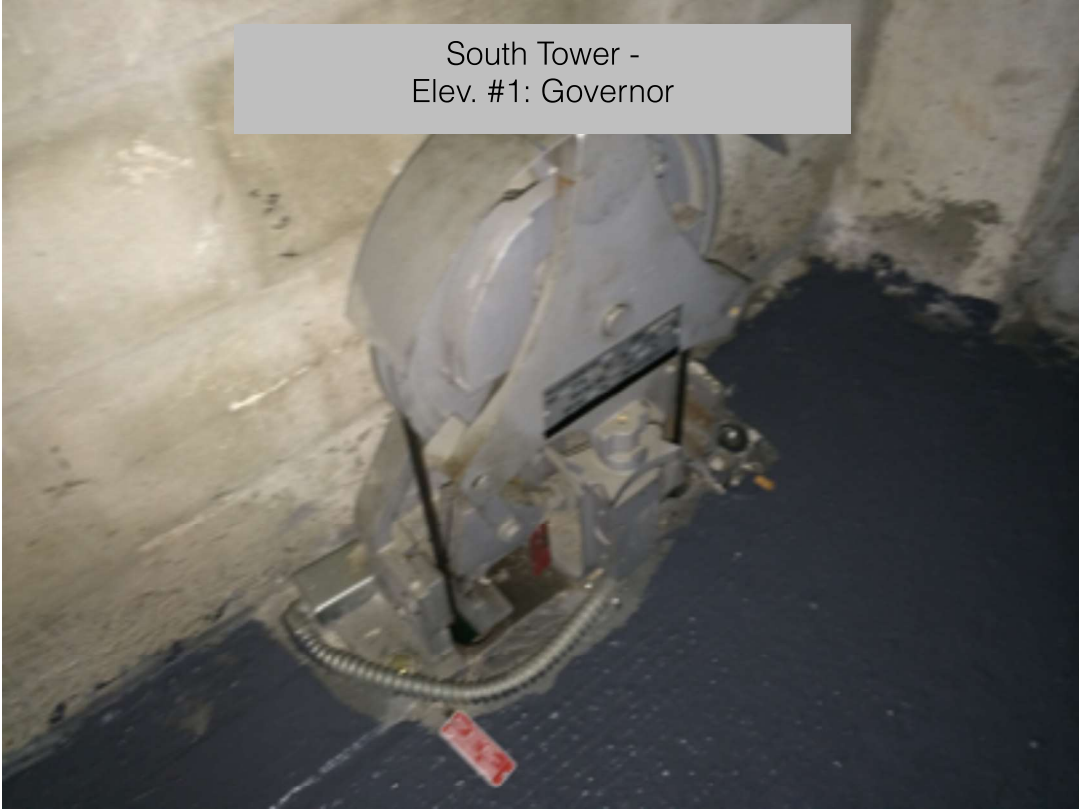
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South Tower -  
Elevator MCP no entries and out of date.  
No 2015 records.



# AQUARIUS CONDOMINIUM

South Tower -  
Elev. #1: Governor



South Tower -  
Elevators disconnect switches.



# AQUARIUS CONDOMINIUM

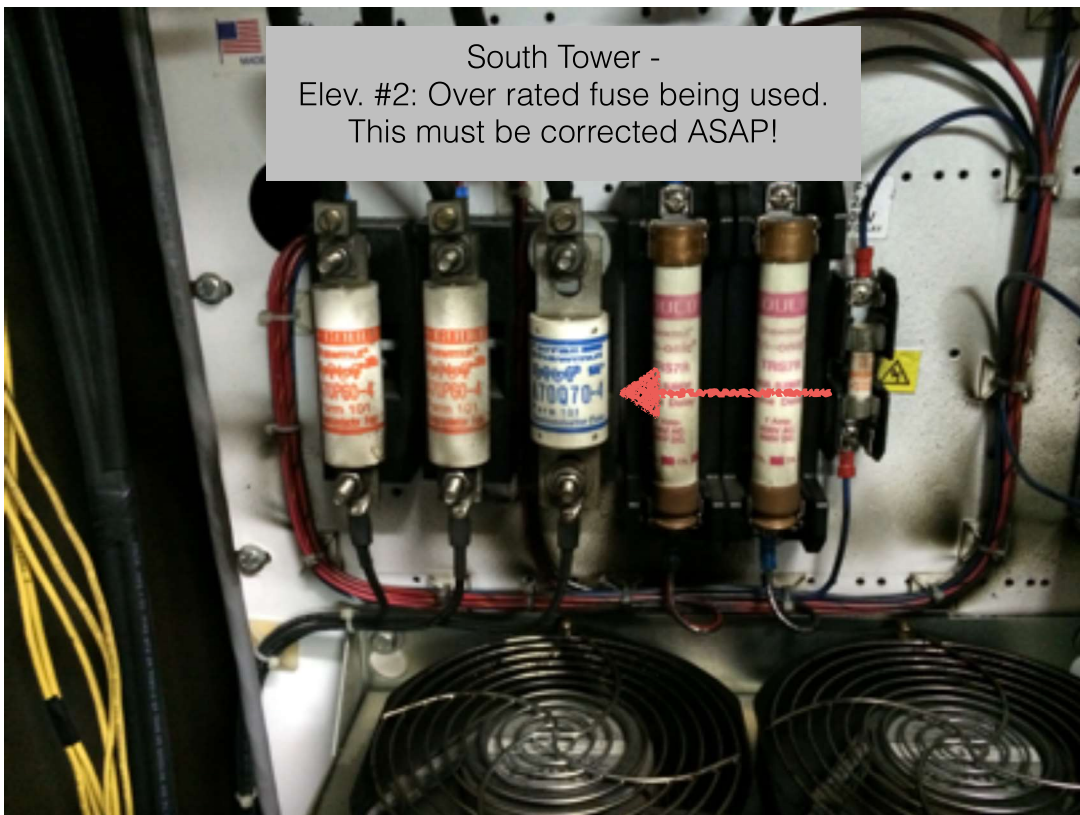


# AQUARIUS CONDOMINIUM

South Tower -  
Elev. #2: controller



## AQUARIUS CONDOMINIUM



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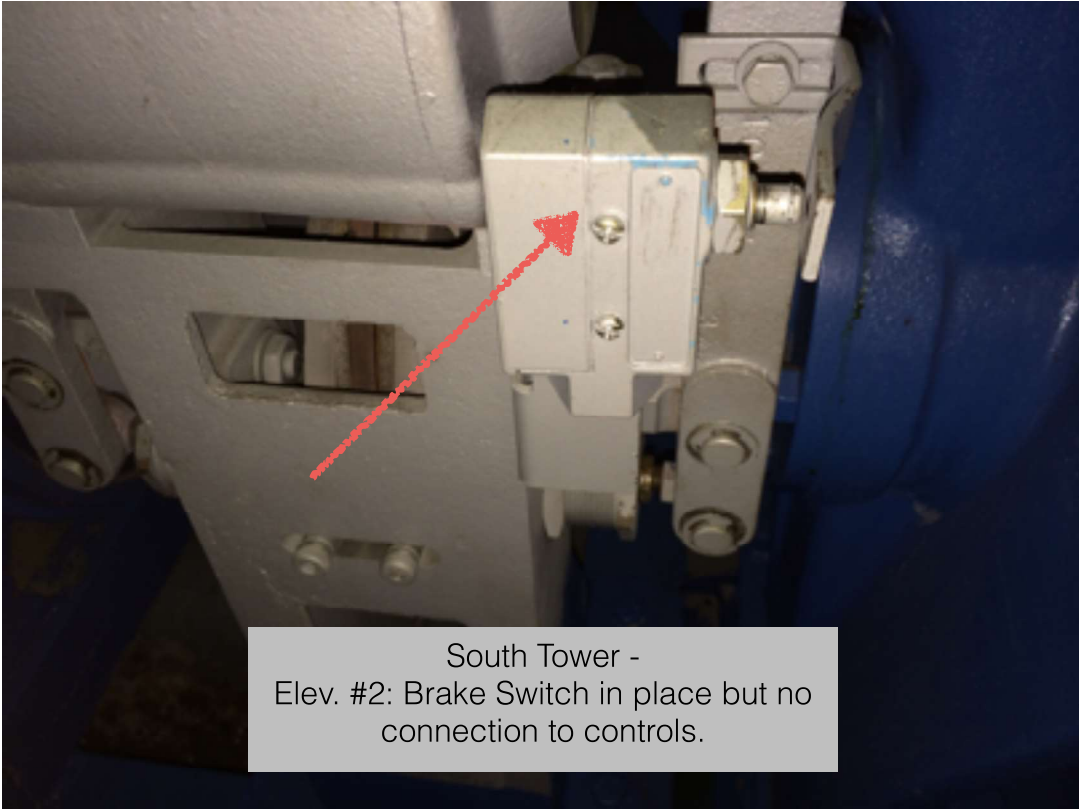


# AQUARIUS CONDOMINIUM





# AQUARIUS CONDOMINIUM

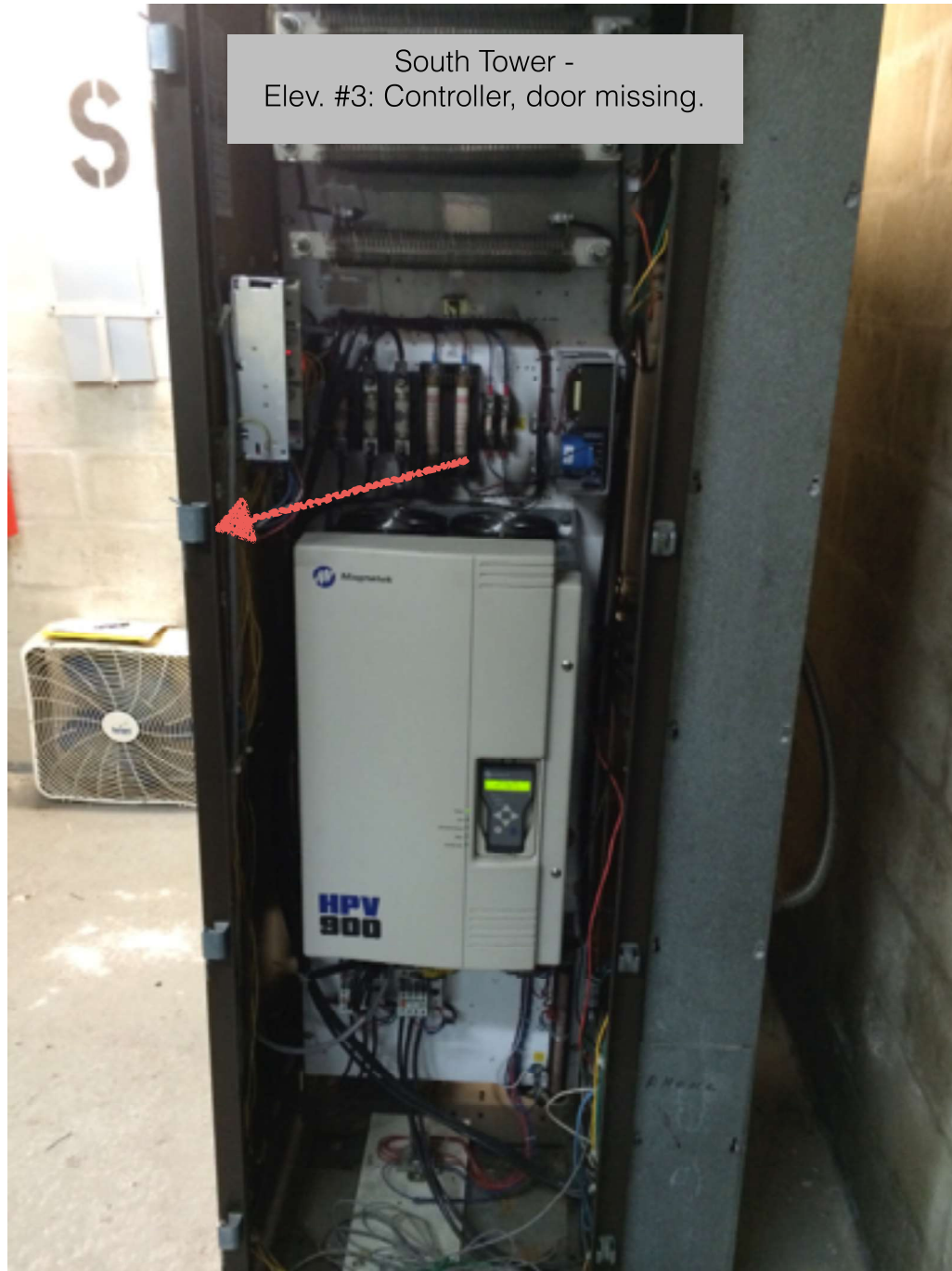


# AQUARIUS CONDOMINIUM



South Tower -  
Elev. #3: Controller

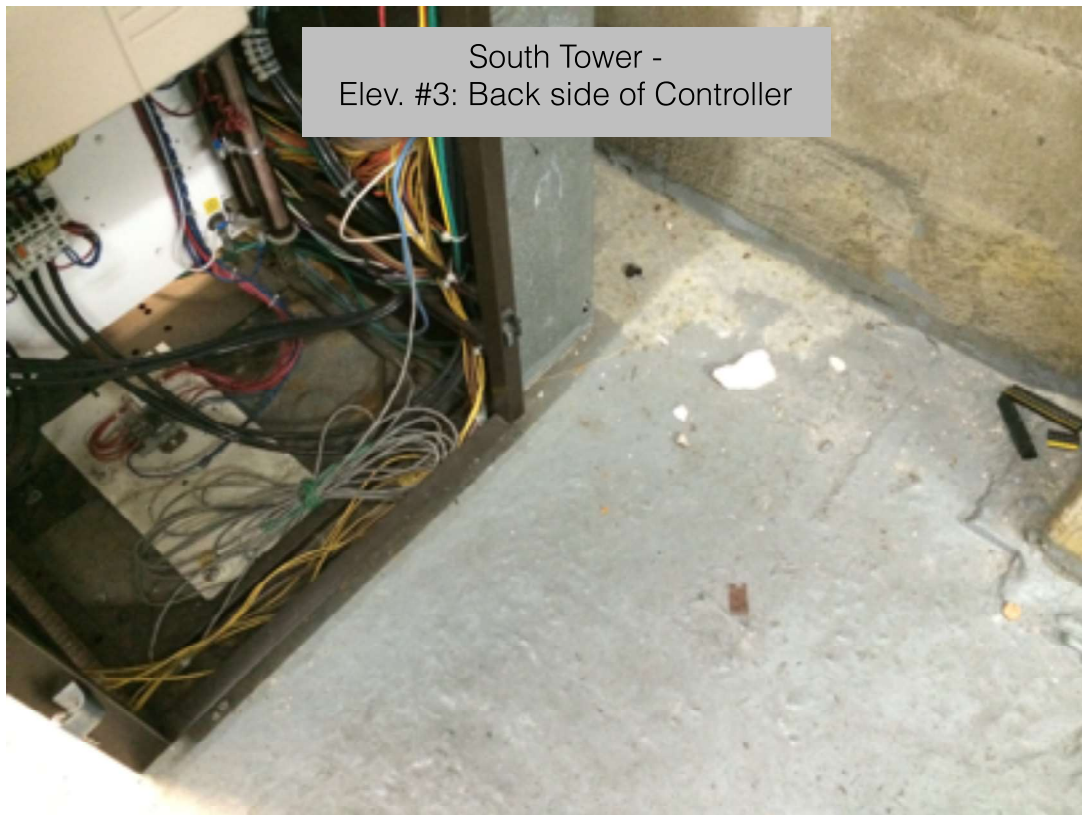
# AQUARIUS CONDOMINIUM



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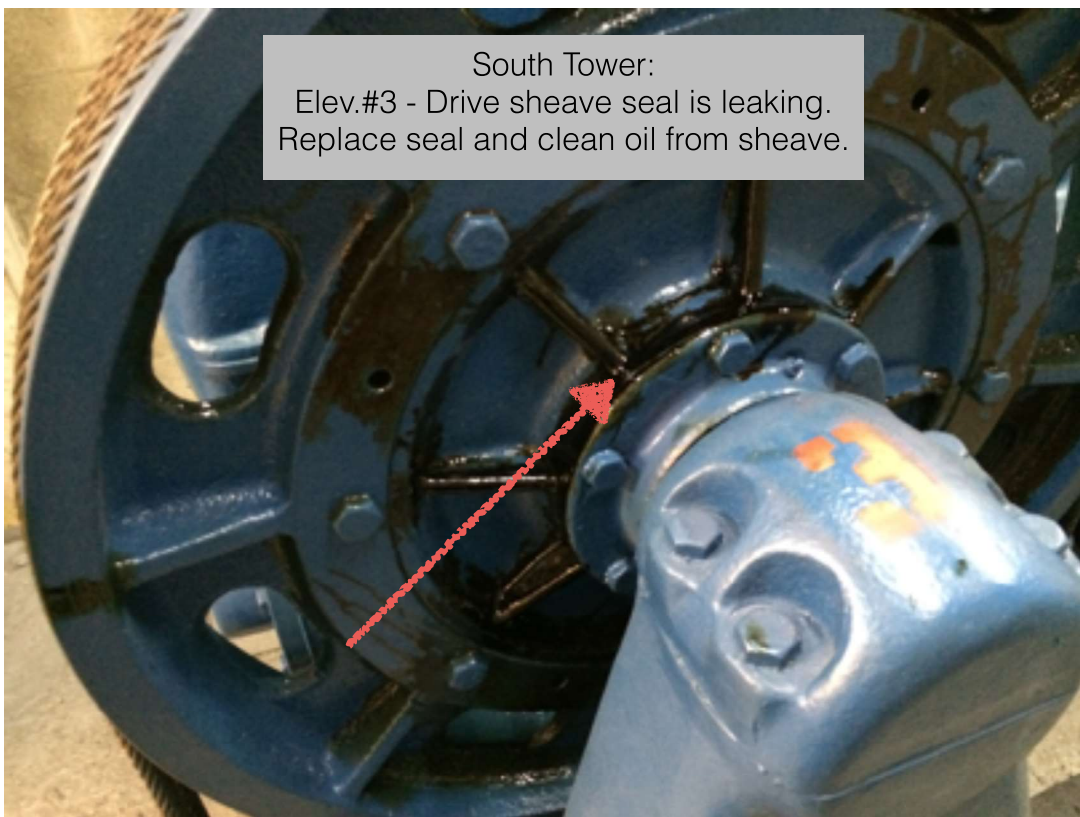


South Tower -  
Elev. #3: Controller

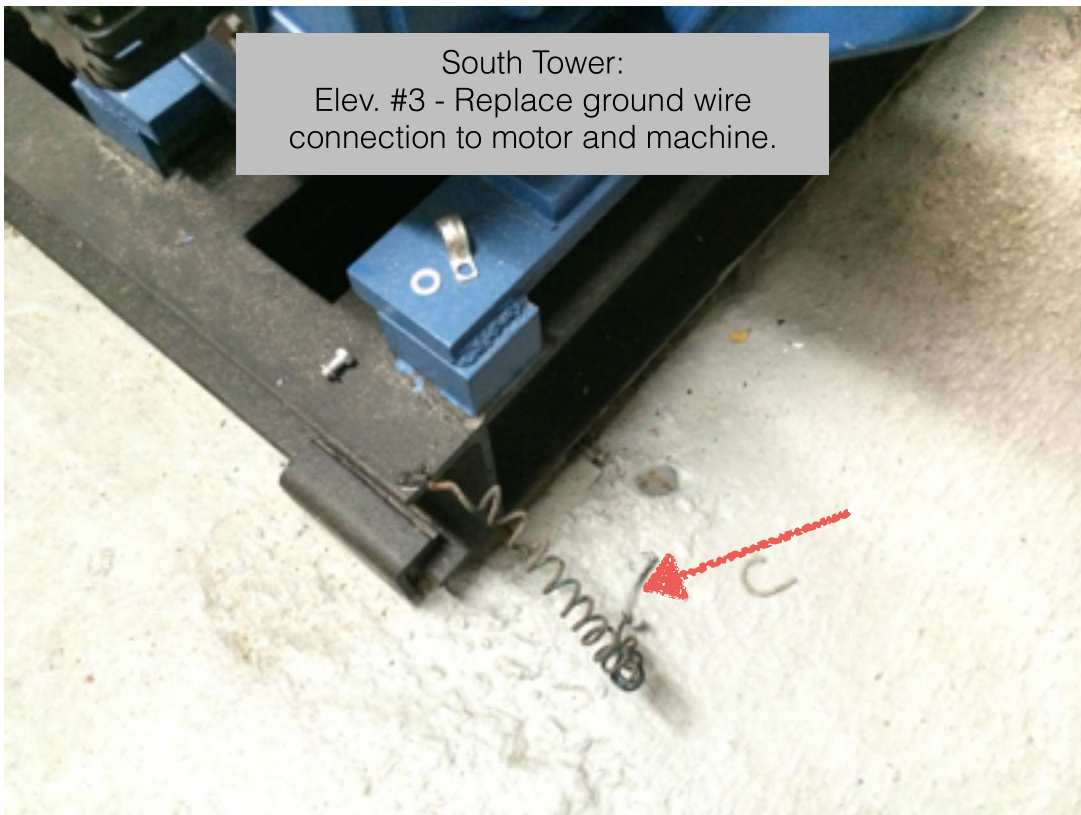
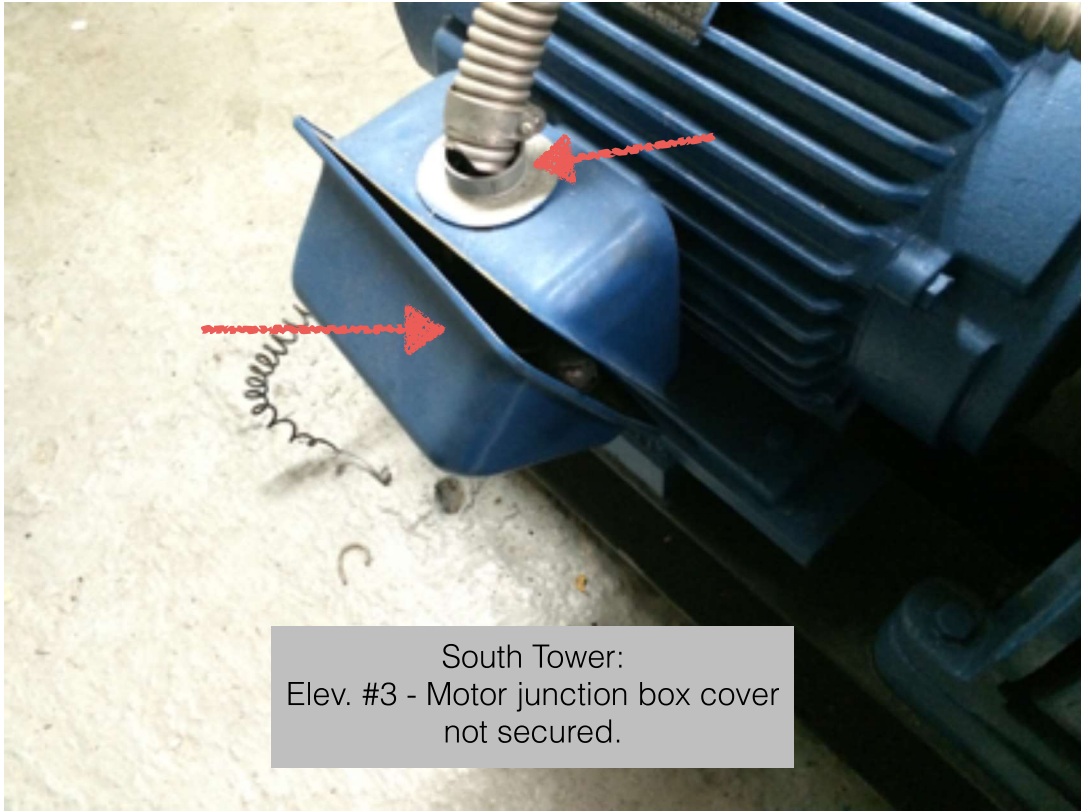


South Tower -  
Elev. #3: Back side of Controller

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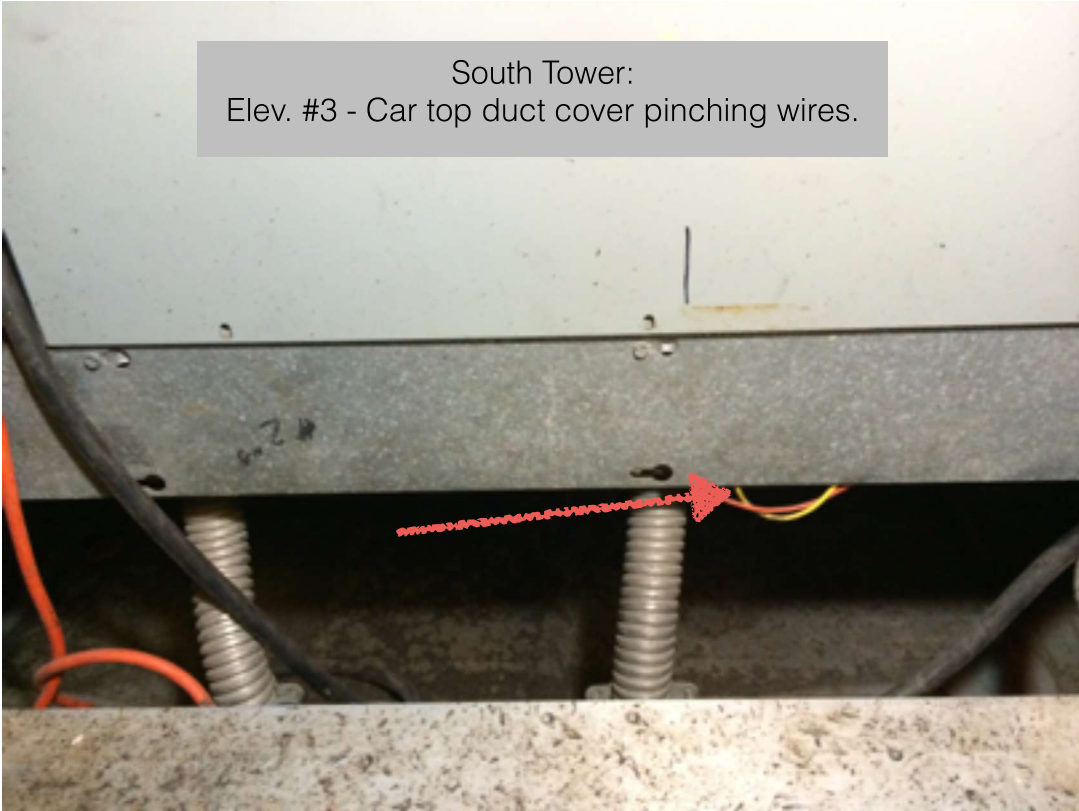
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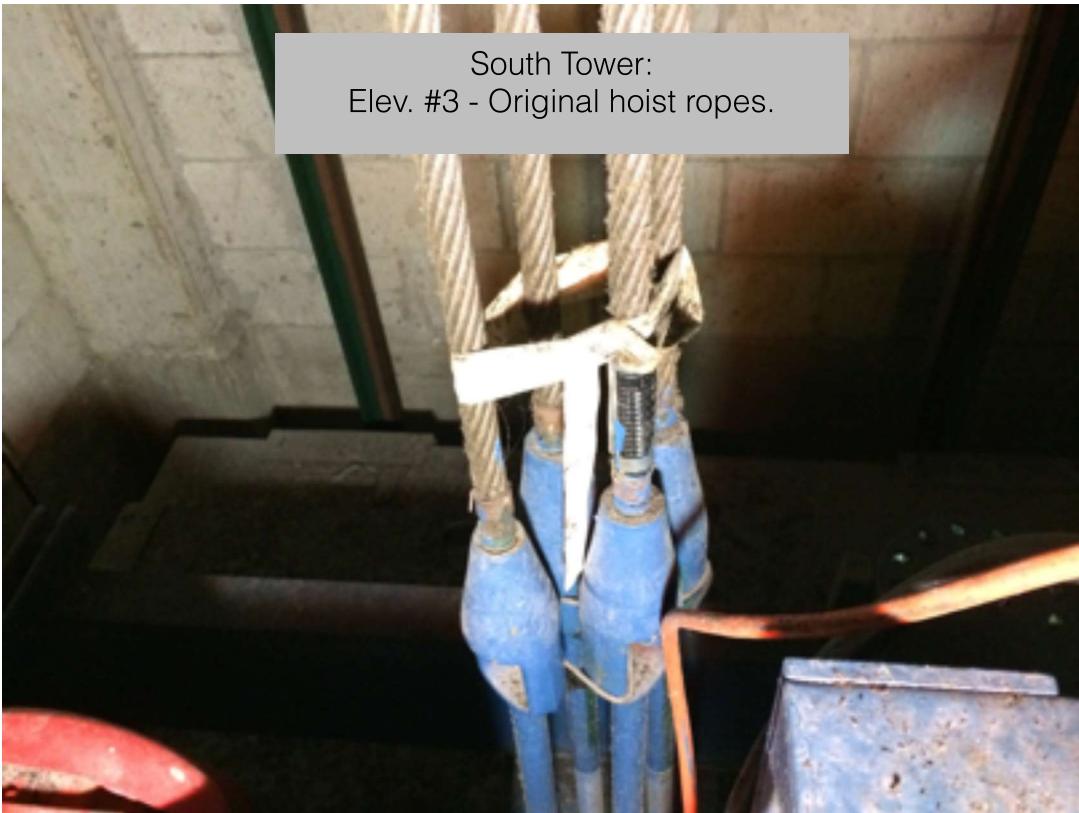


## AQUARIUS CONDOMINIUM

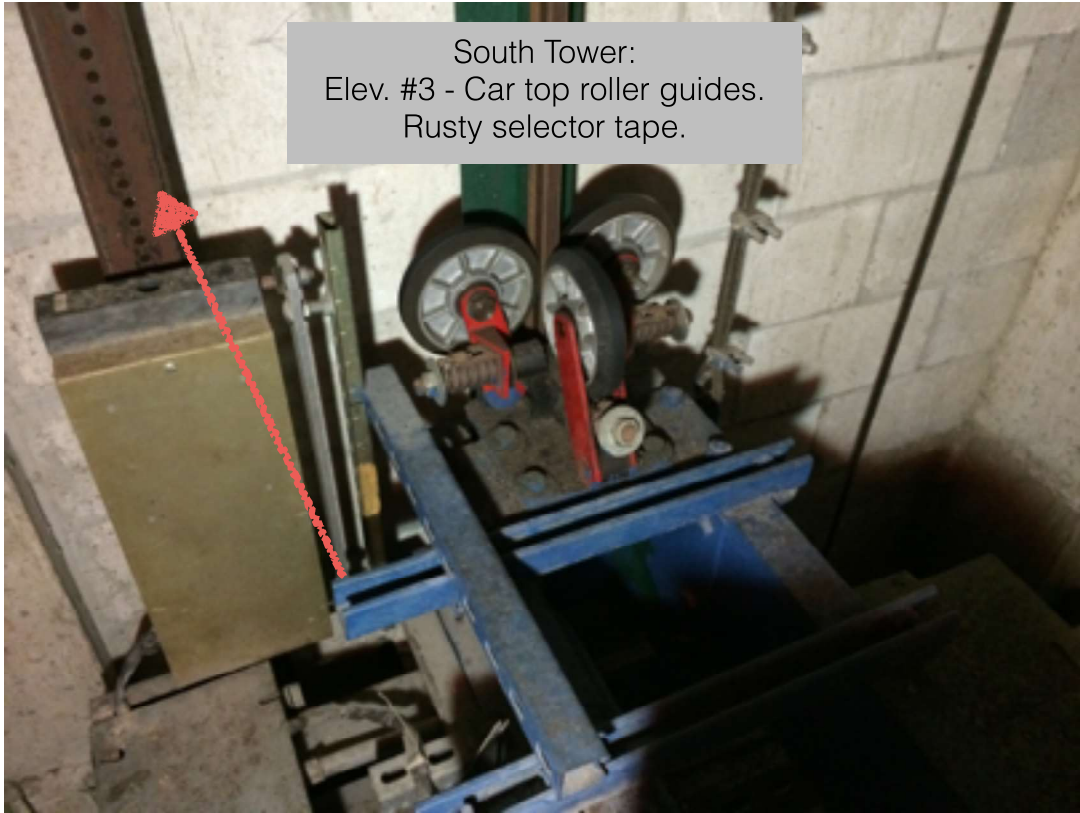
South Tower:  
Elev. #3 - Car top duct cover pinching wires.



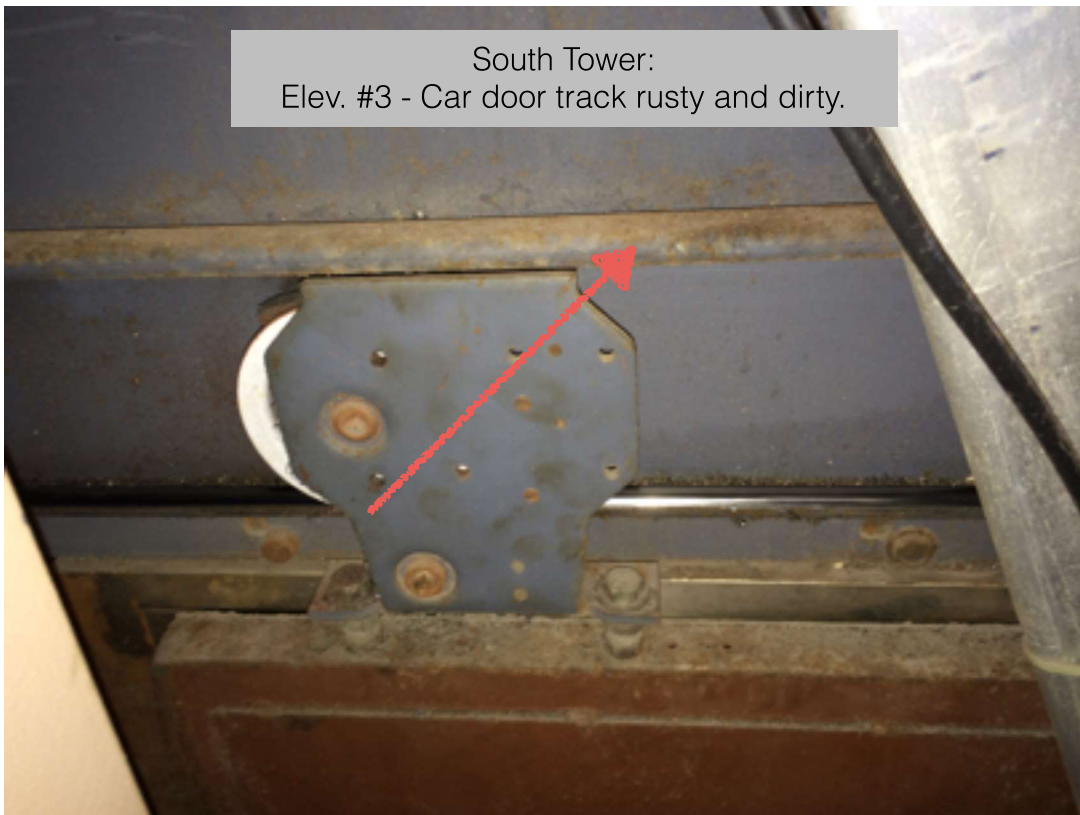
South Tower:  
Elev. #3 - Original hoist ropes.



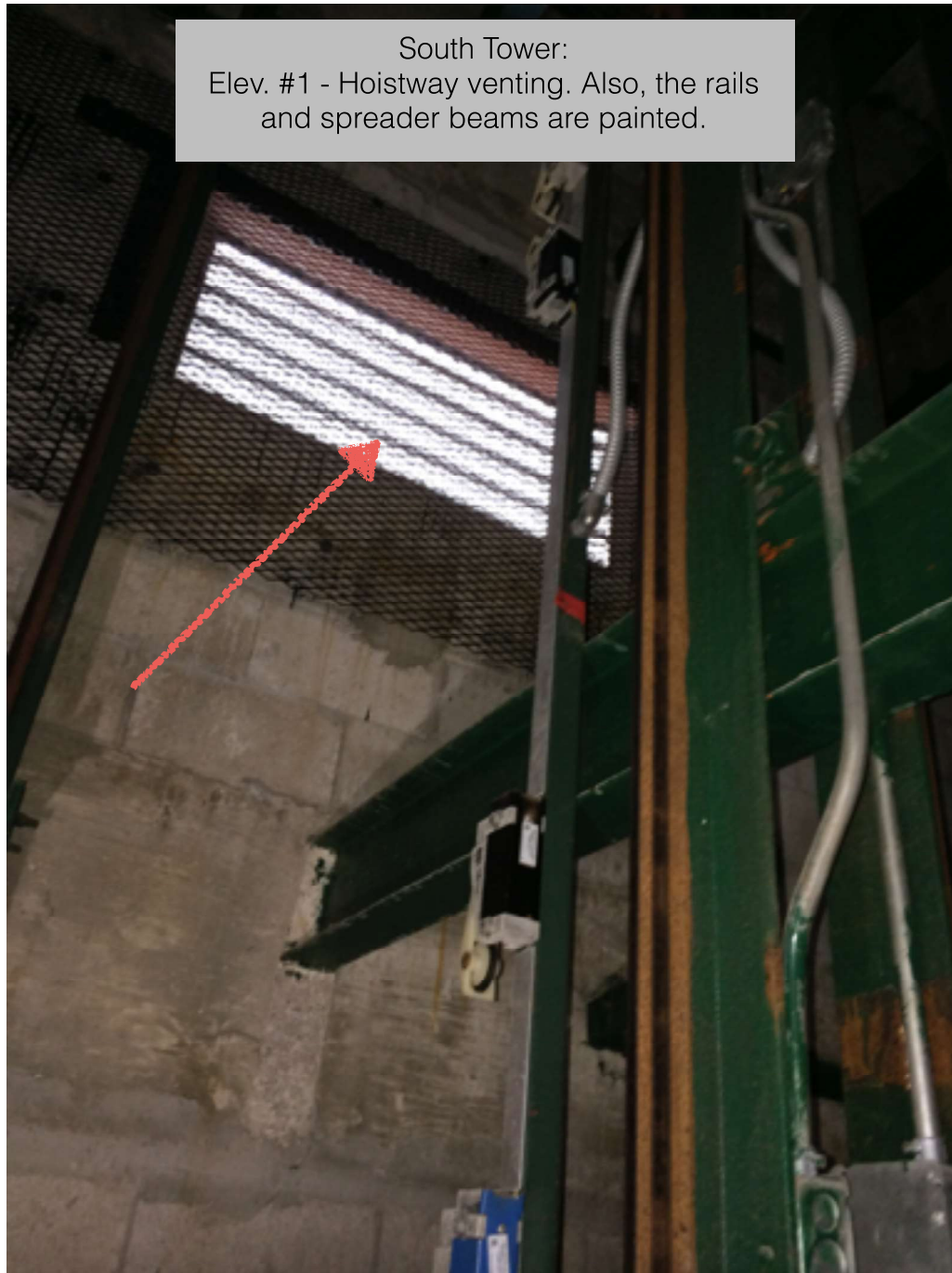
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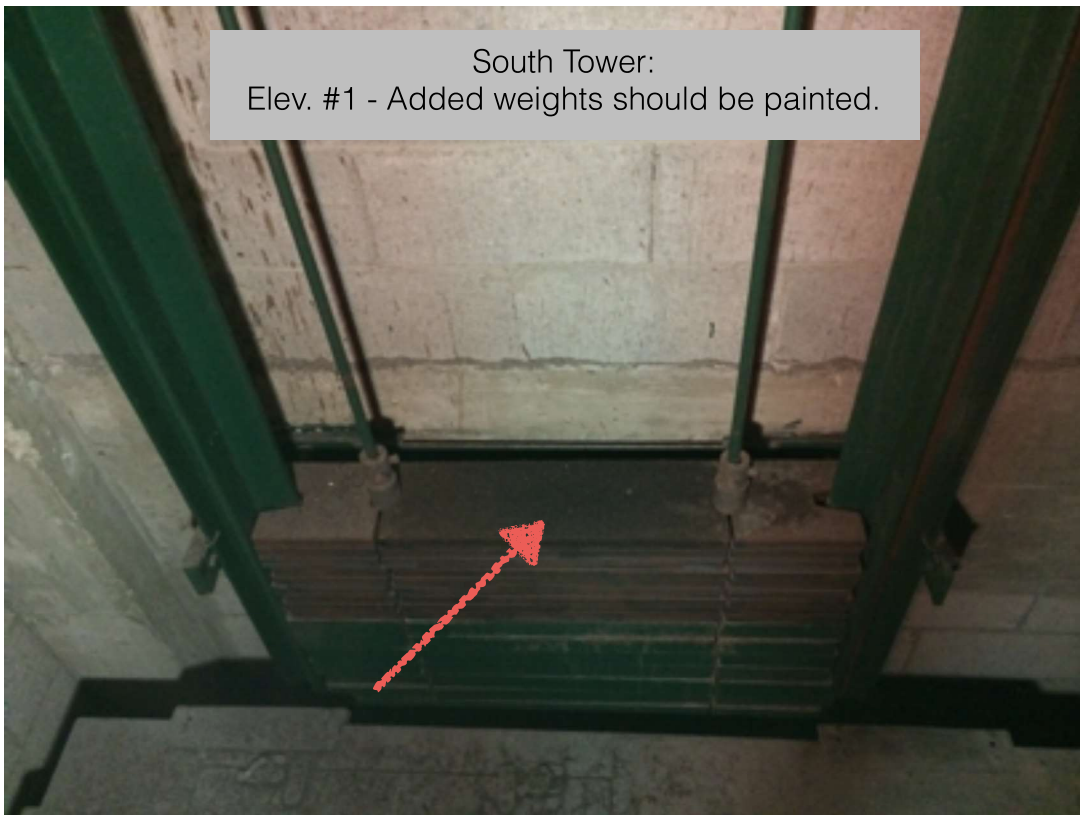
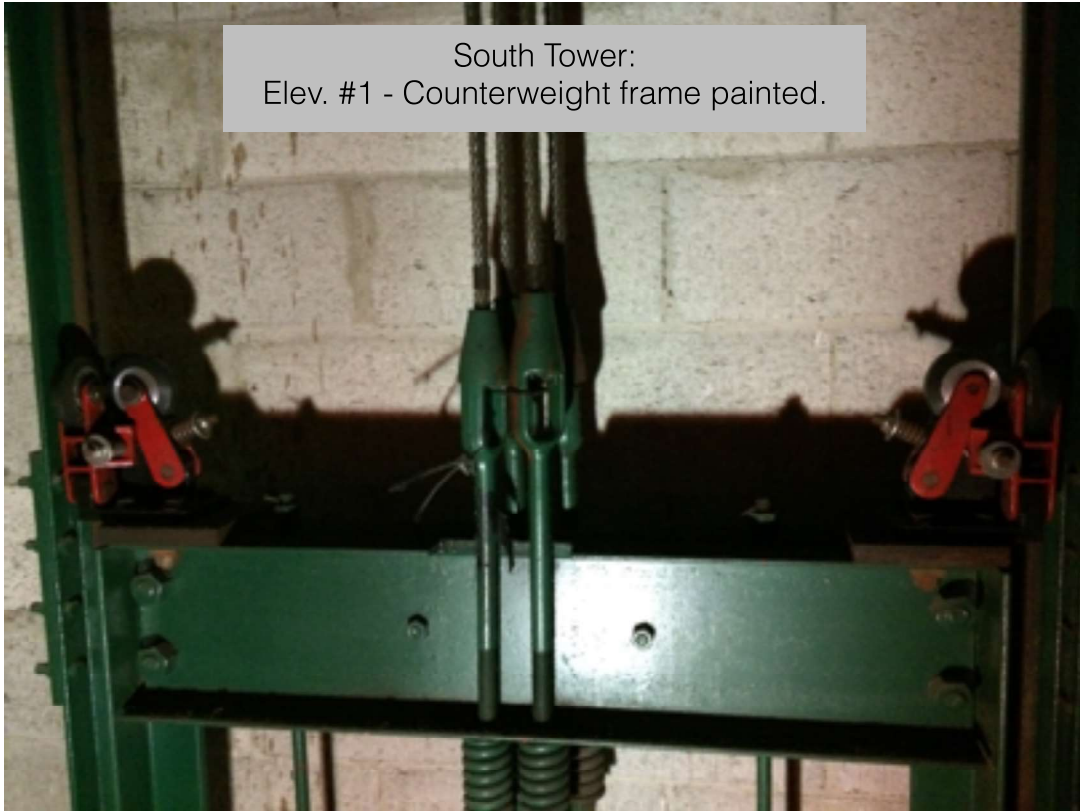
## AQUARIUS CONDOMINIUM



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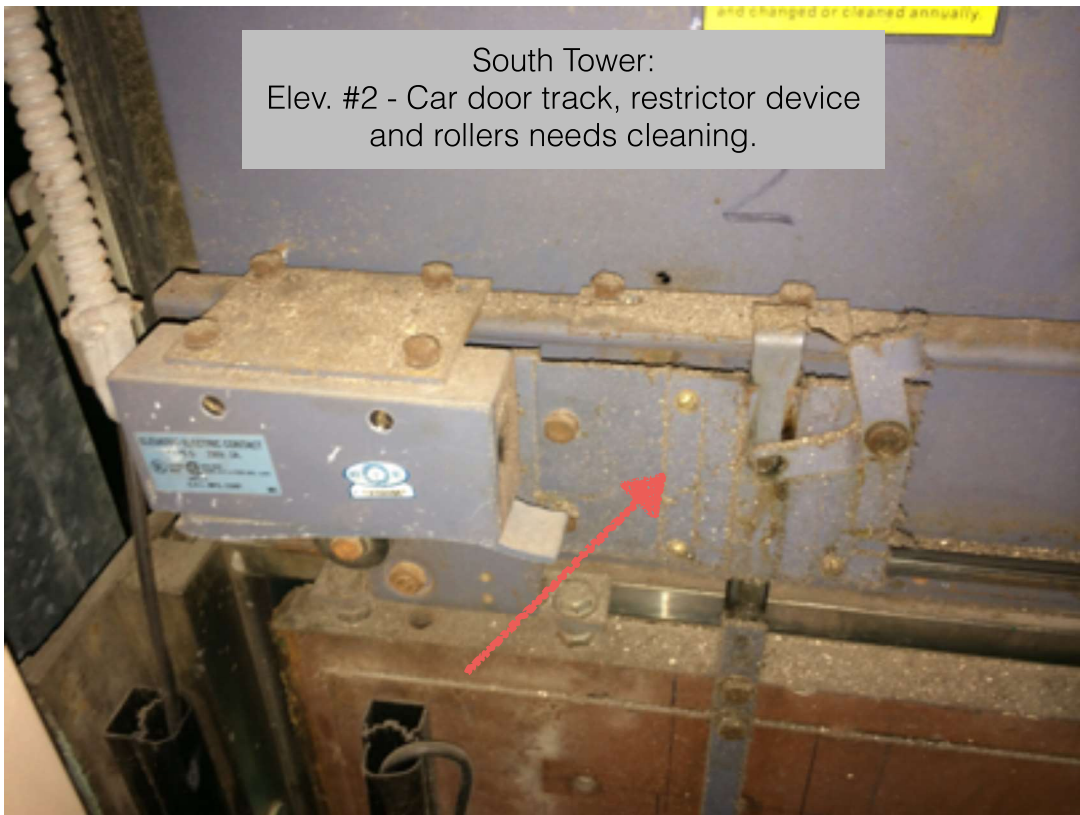


South Tower:  
Elev. #1 - Pit area should be cleaned.

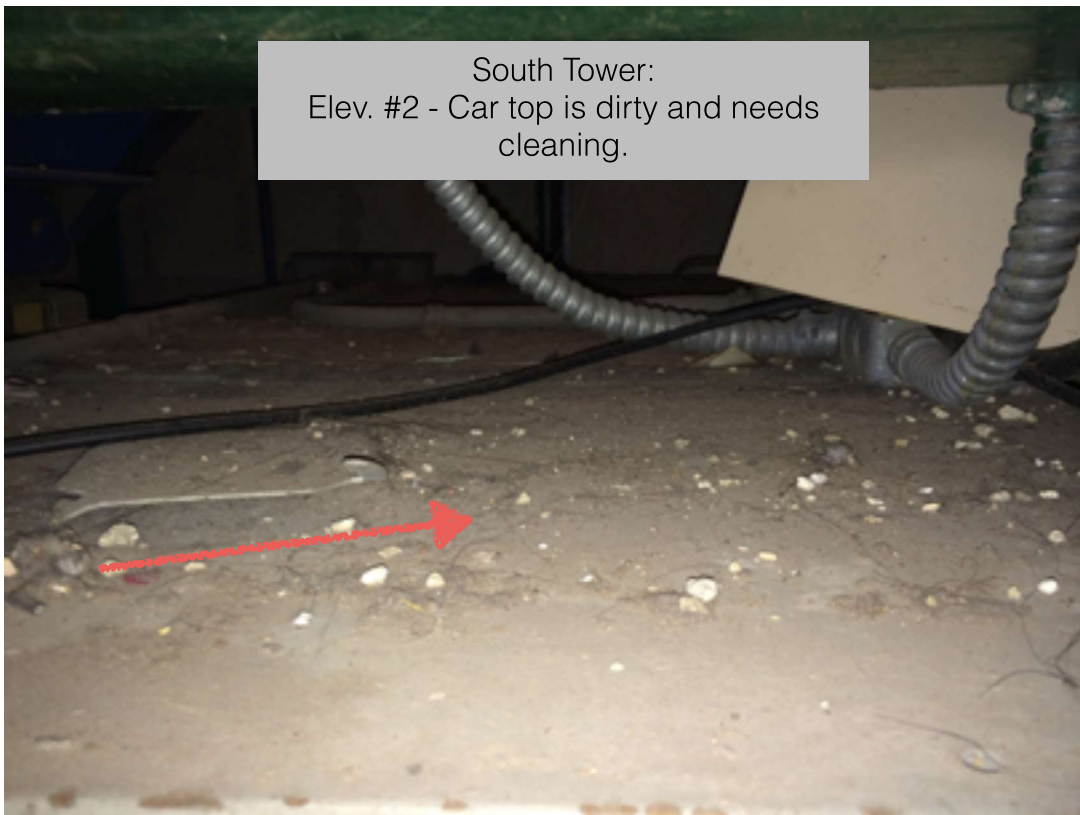


South Tower:  
Elev. #1 - Safety plank and safeties  
need cleaning.

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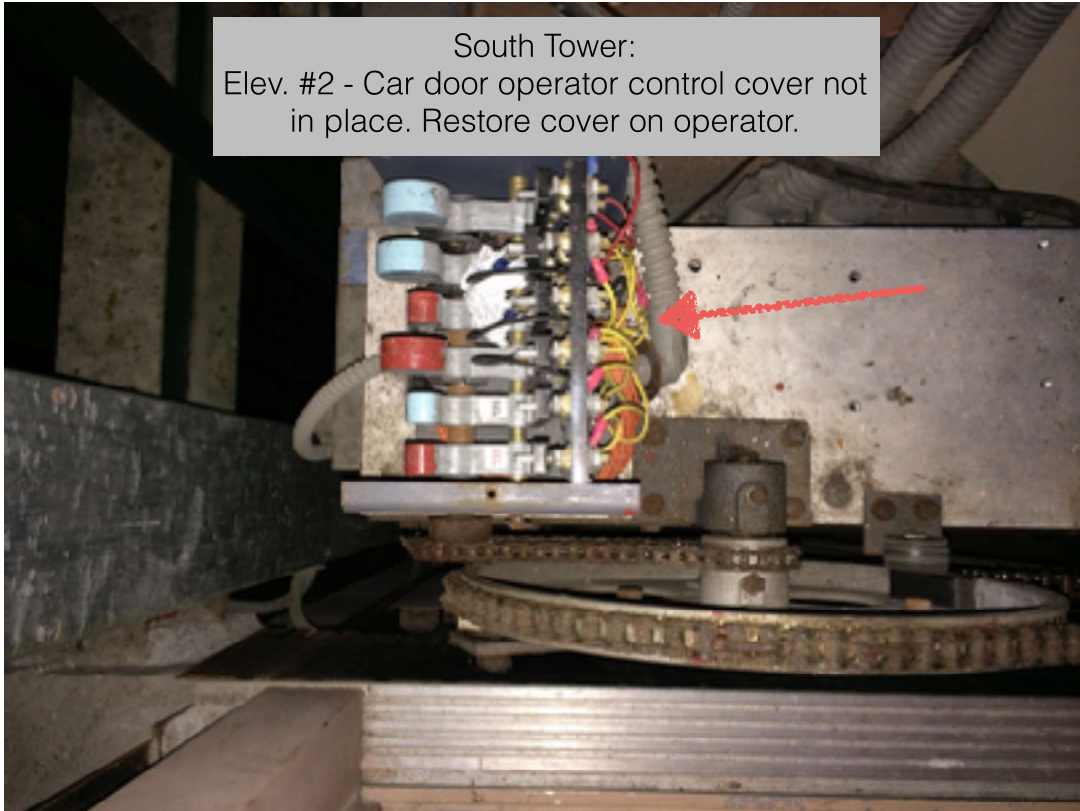


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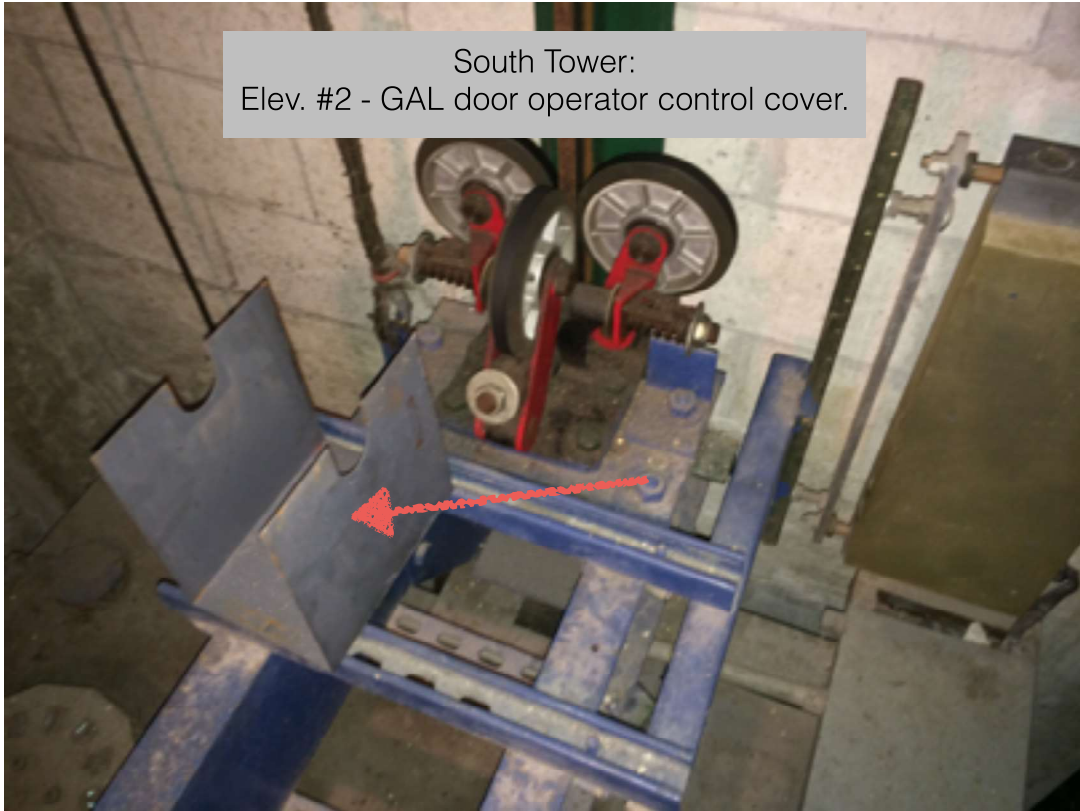




## AQUARIUS CONDOMINIUM



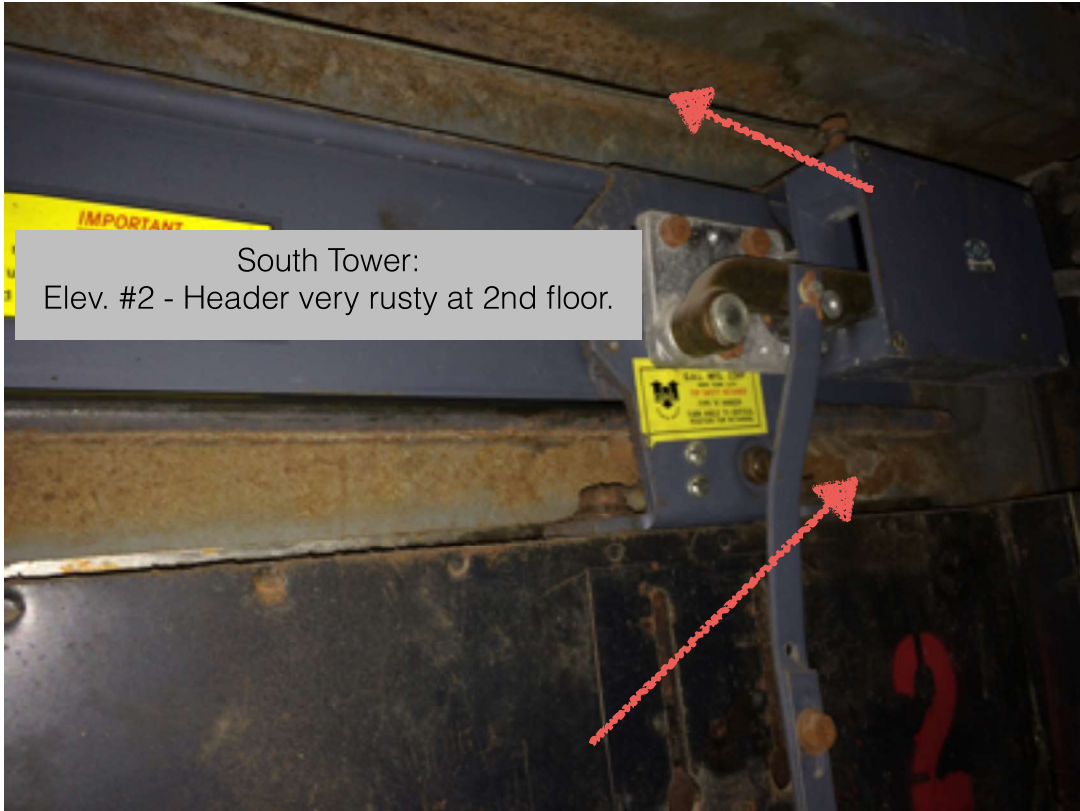
# AQUARIUS CONDOMINIUM



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South Tower:  
Elev. #2 - Header very rusty at 2nd floor.



South Tower:  
Elev. #2 - Typical fascia needs cleaning.

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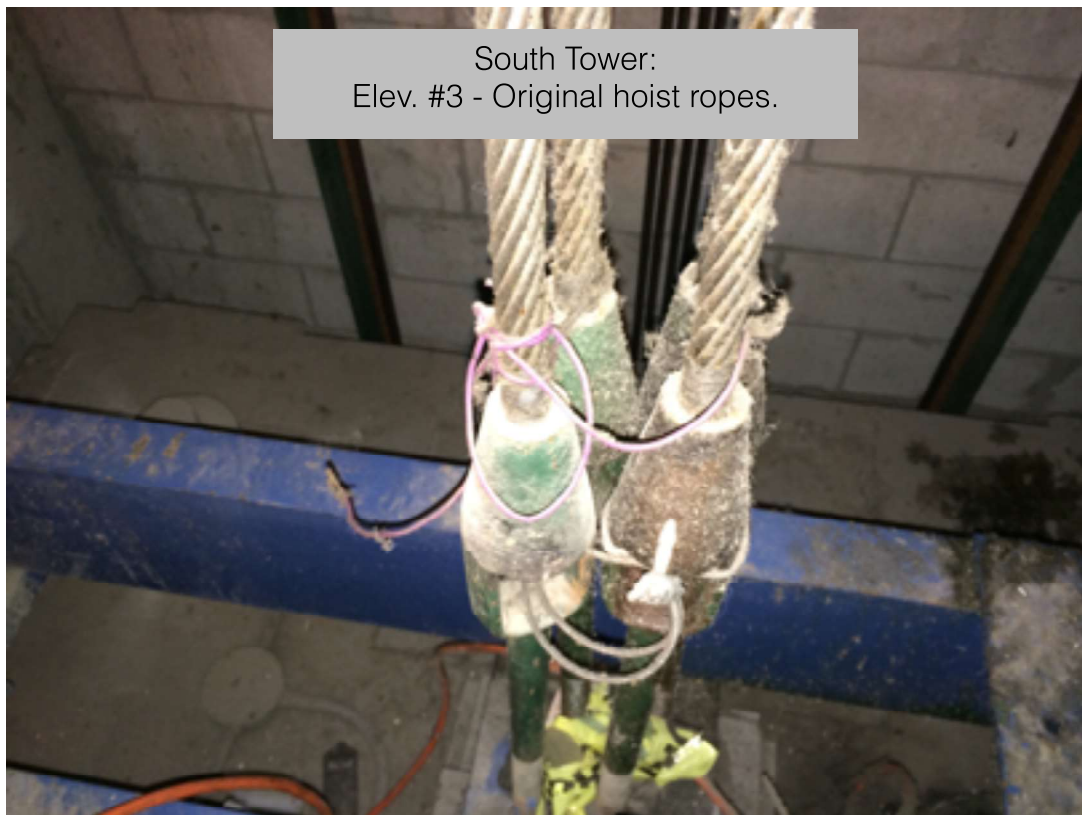
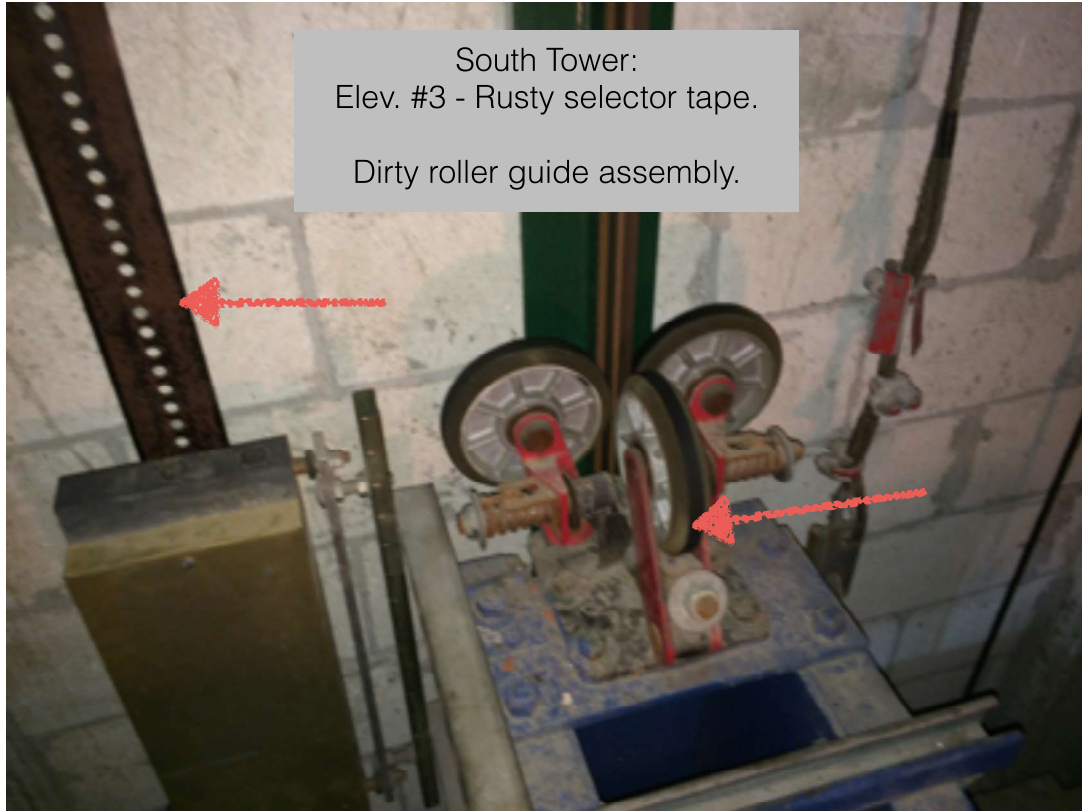


South Tower:  
Elev. #3 - Clean car top and replace missing duct cover.



South Tower:  
Elev. #3 - Car Top debris.

## AQUARIUS CONDOMINIUM



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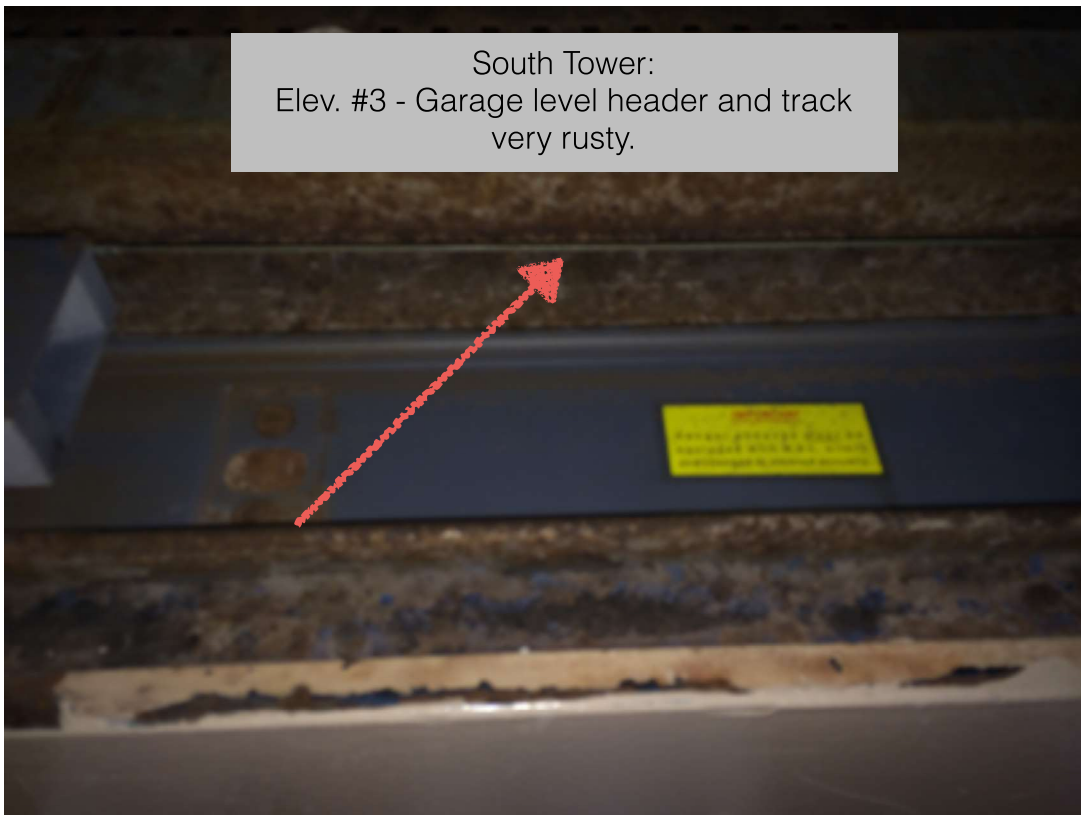
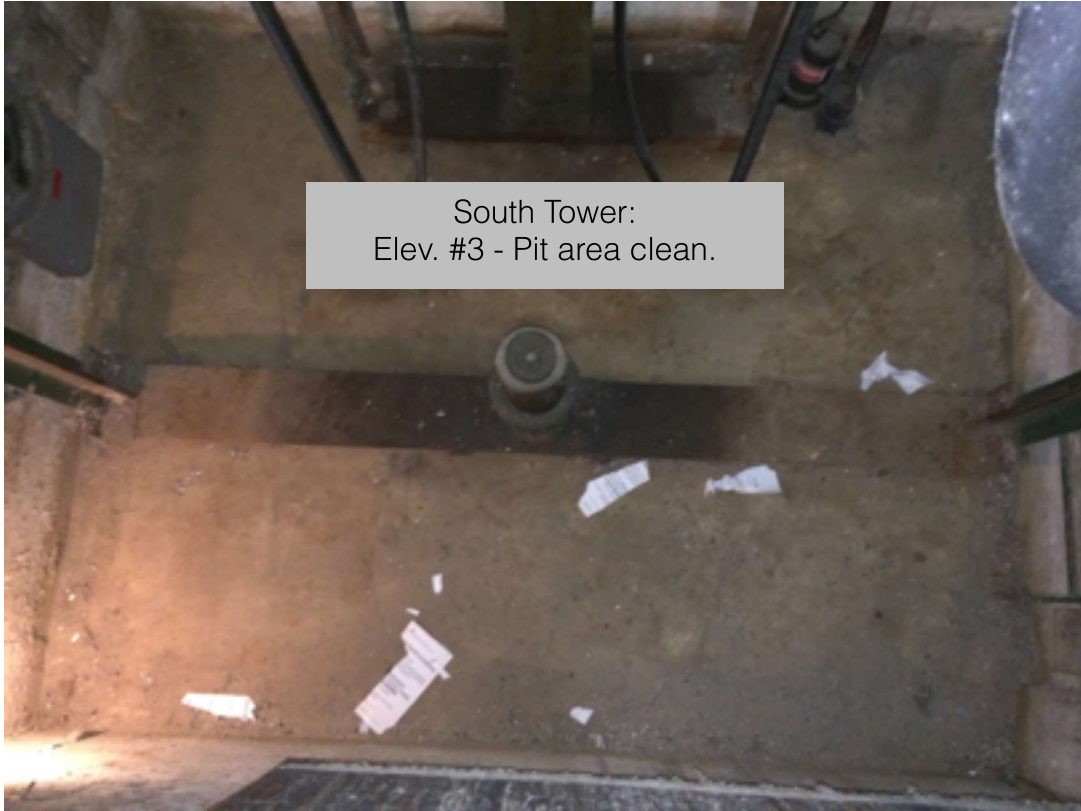




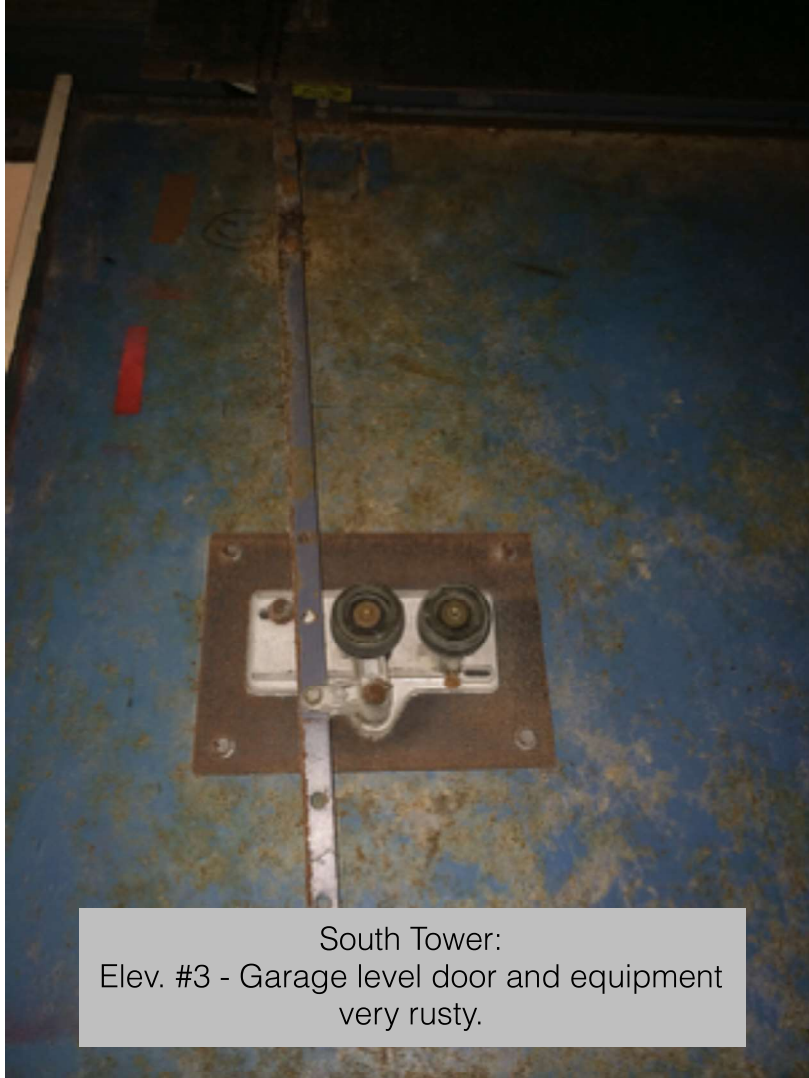
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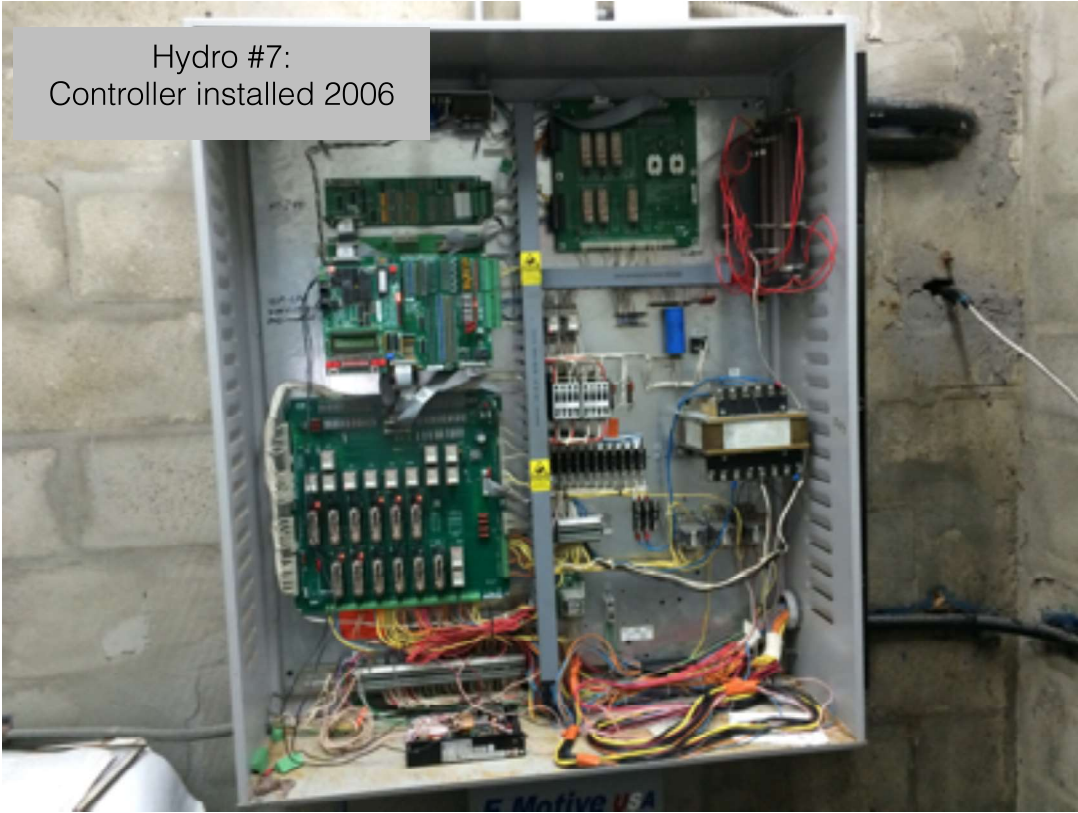


## AQUARIUS CONDOMINIUM

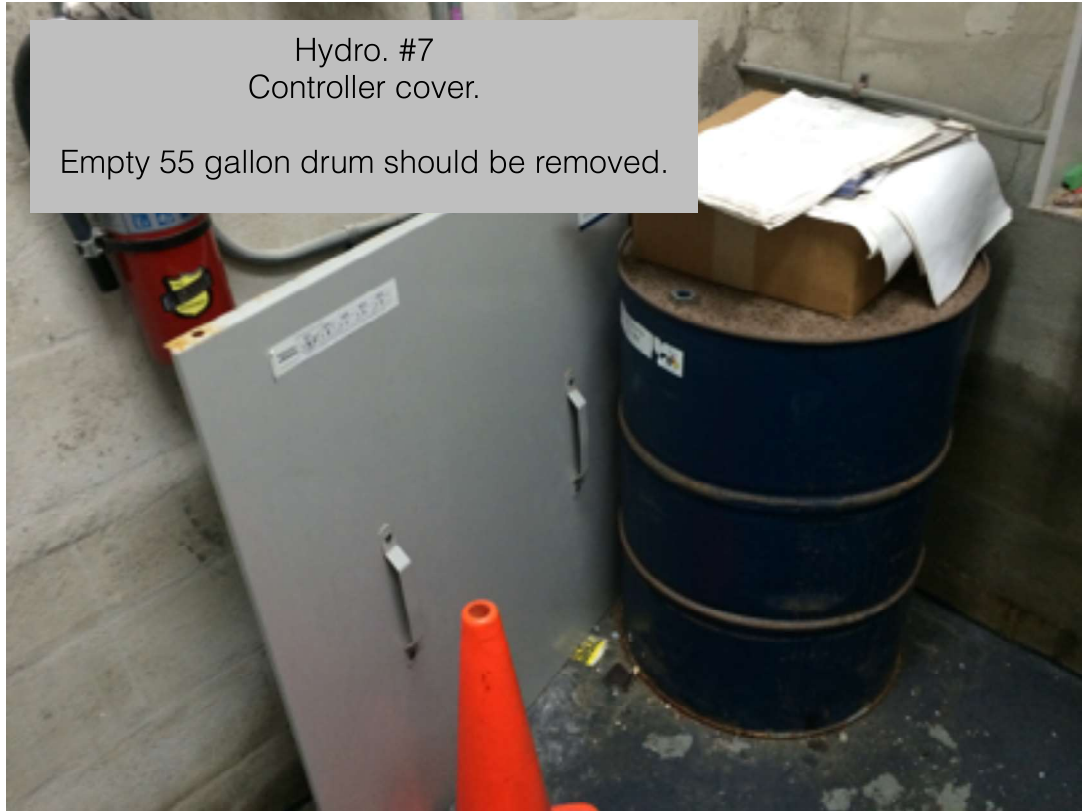


South Tower:  
Elev. #3 - Garage level door and equipment  
very rusty.

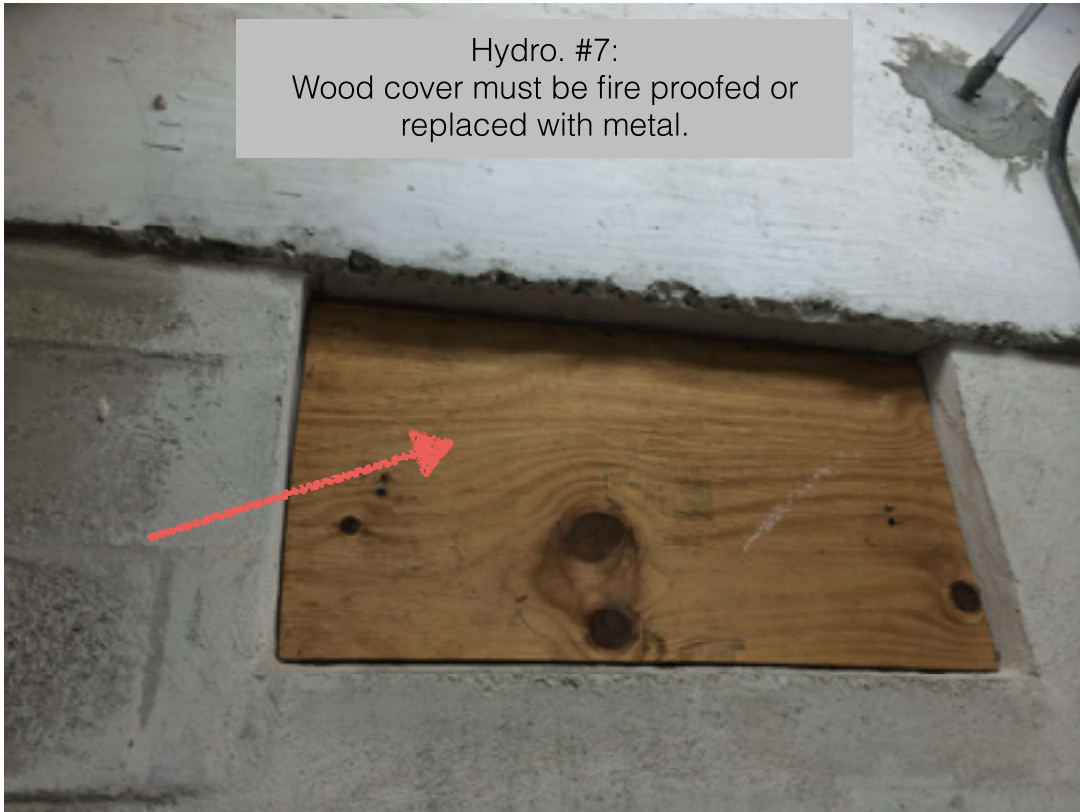
# AQUARIUS CONDOMINIUM



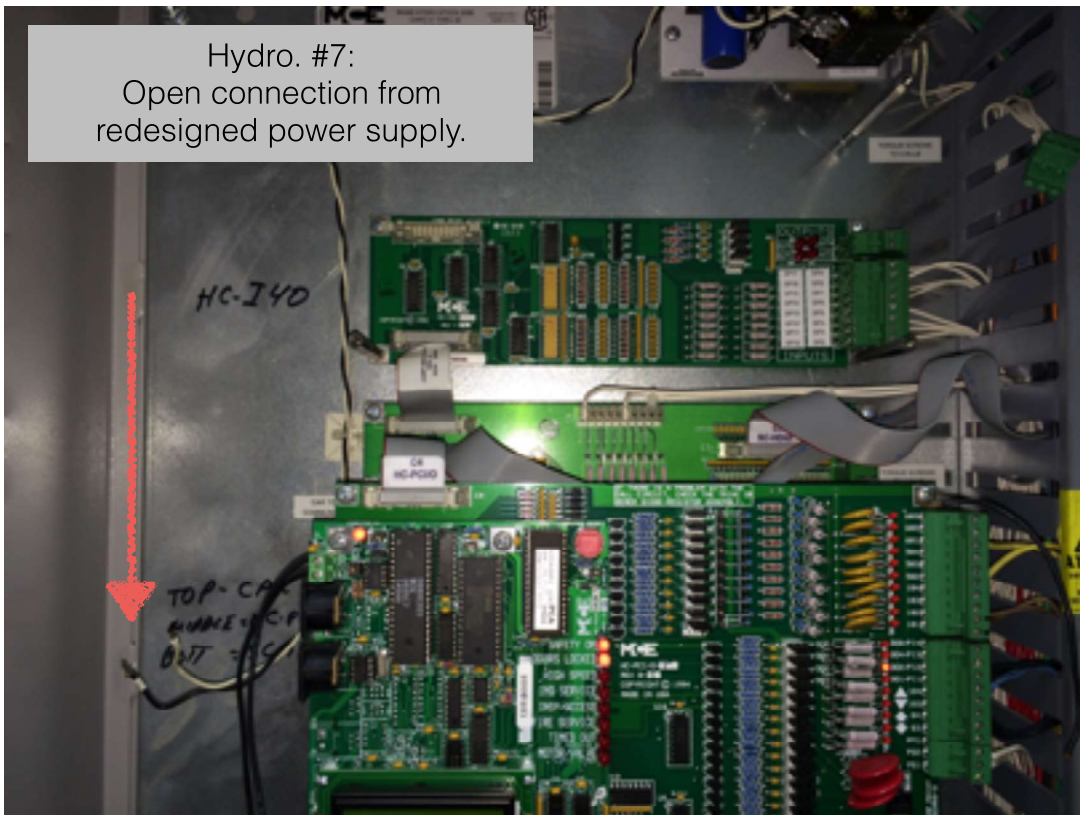
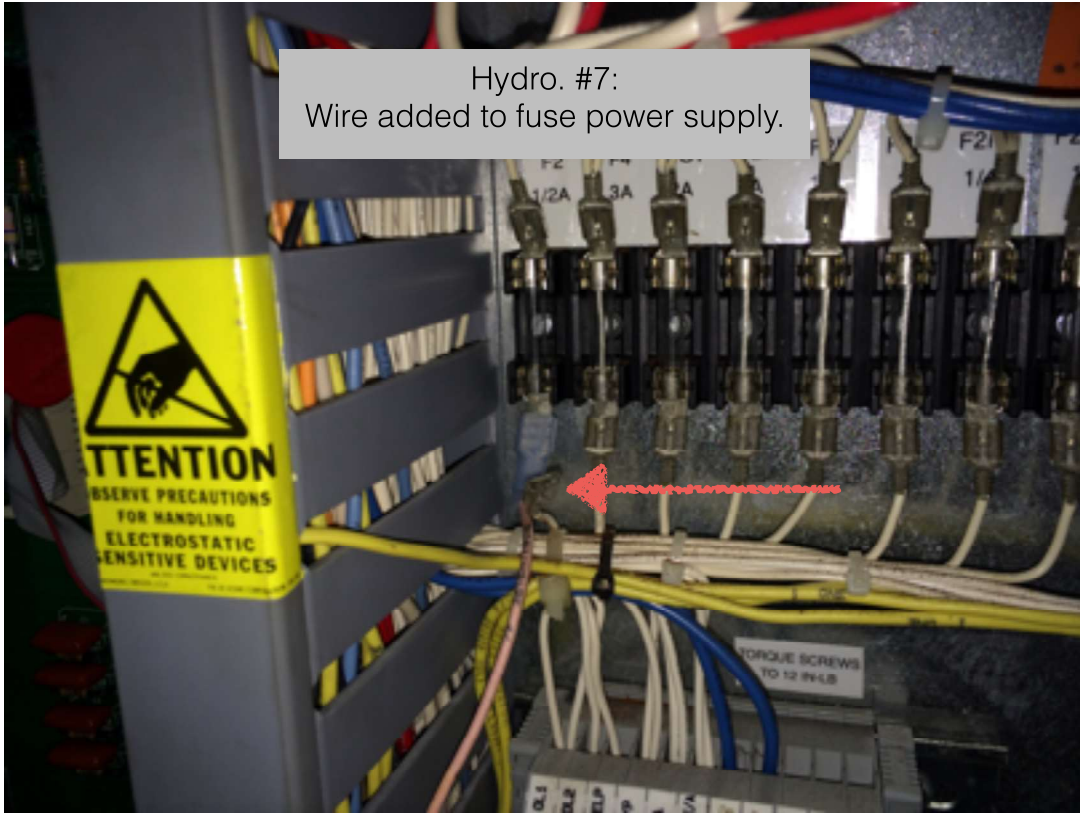
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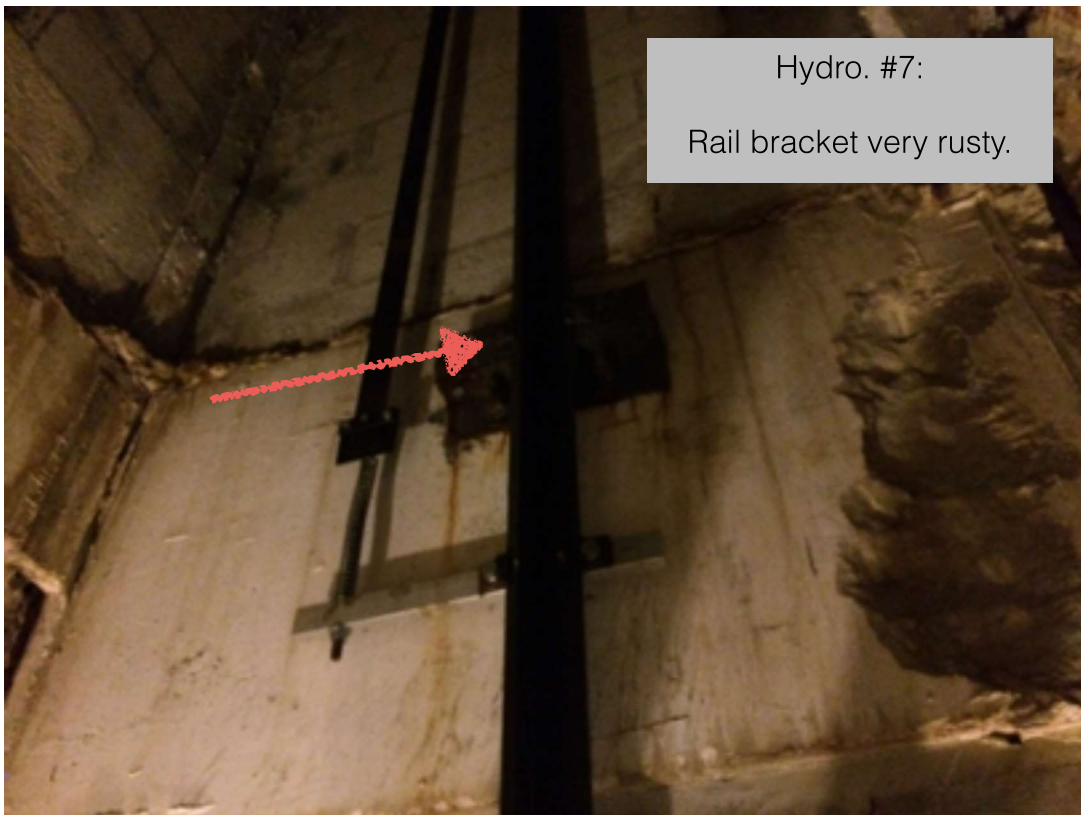
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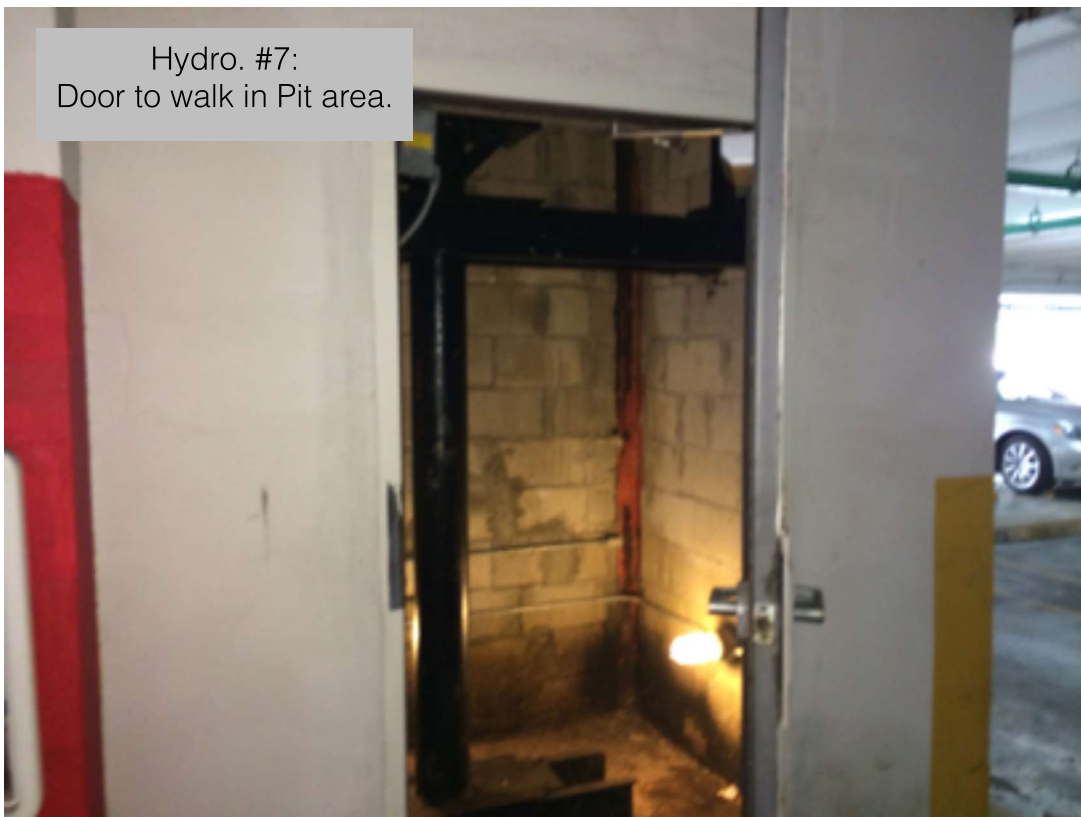


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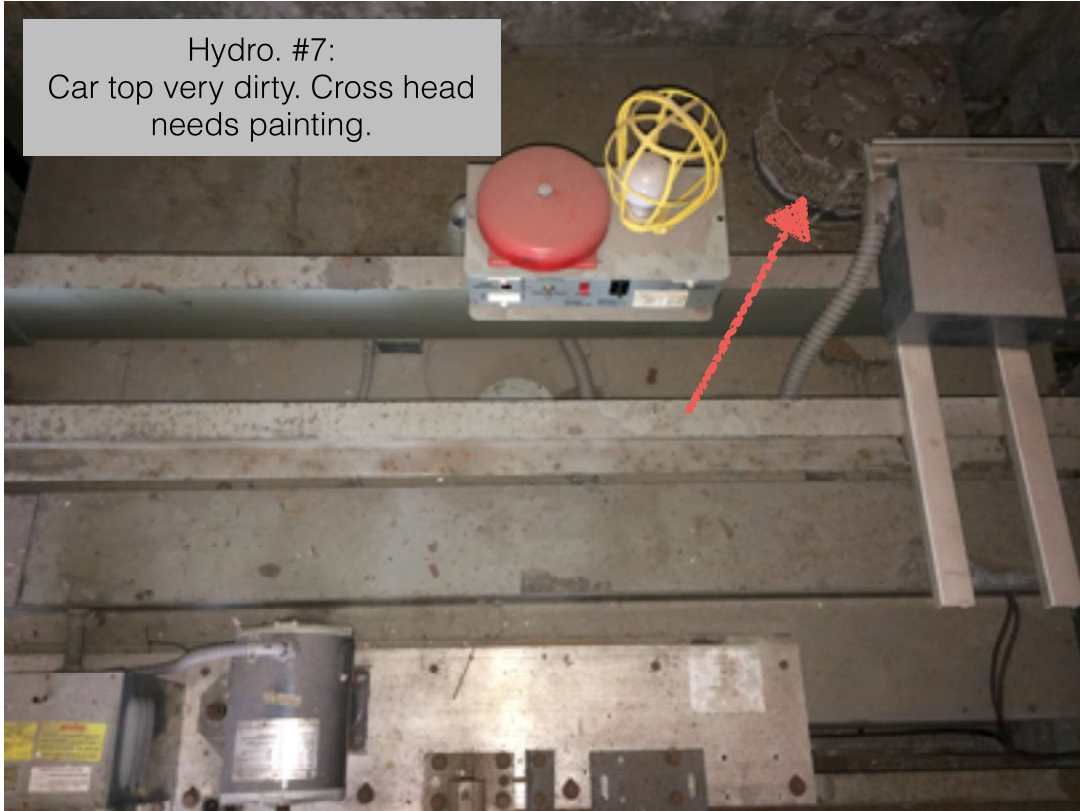




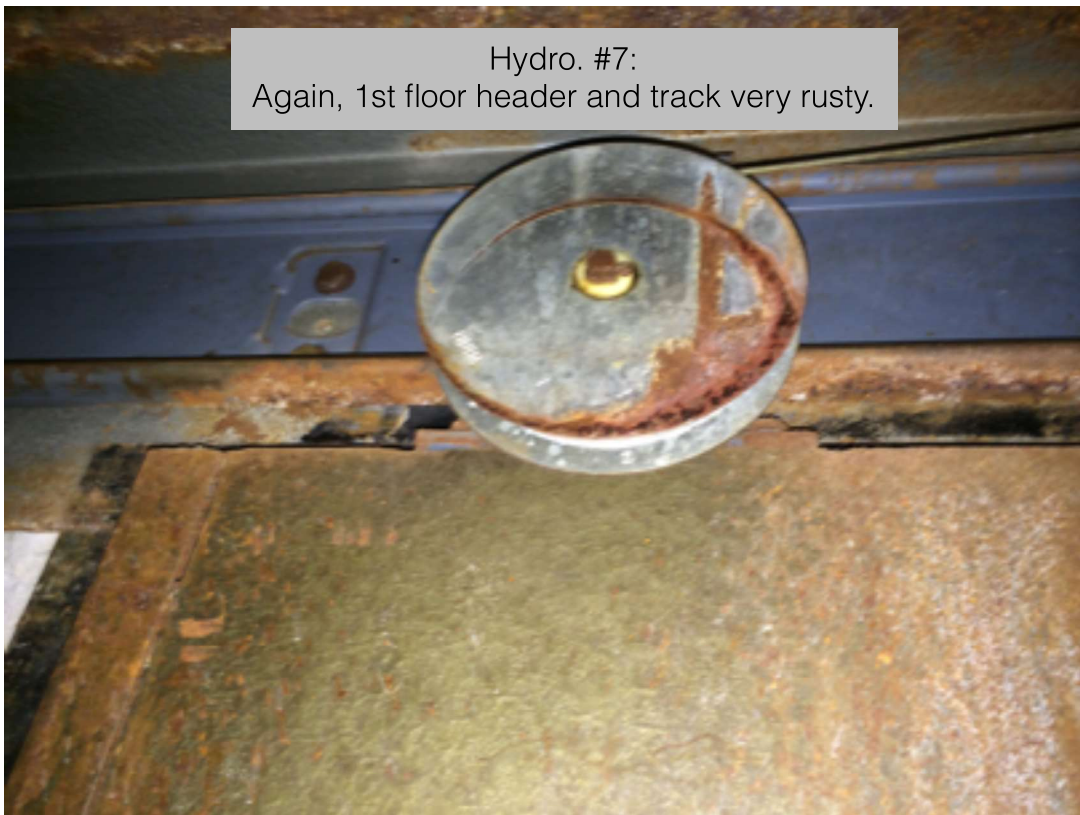
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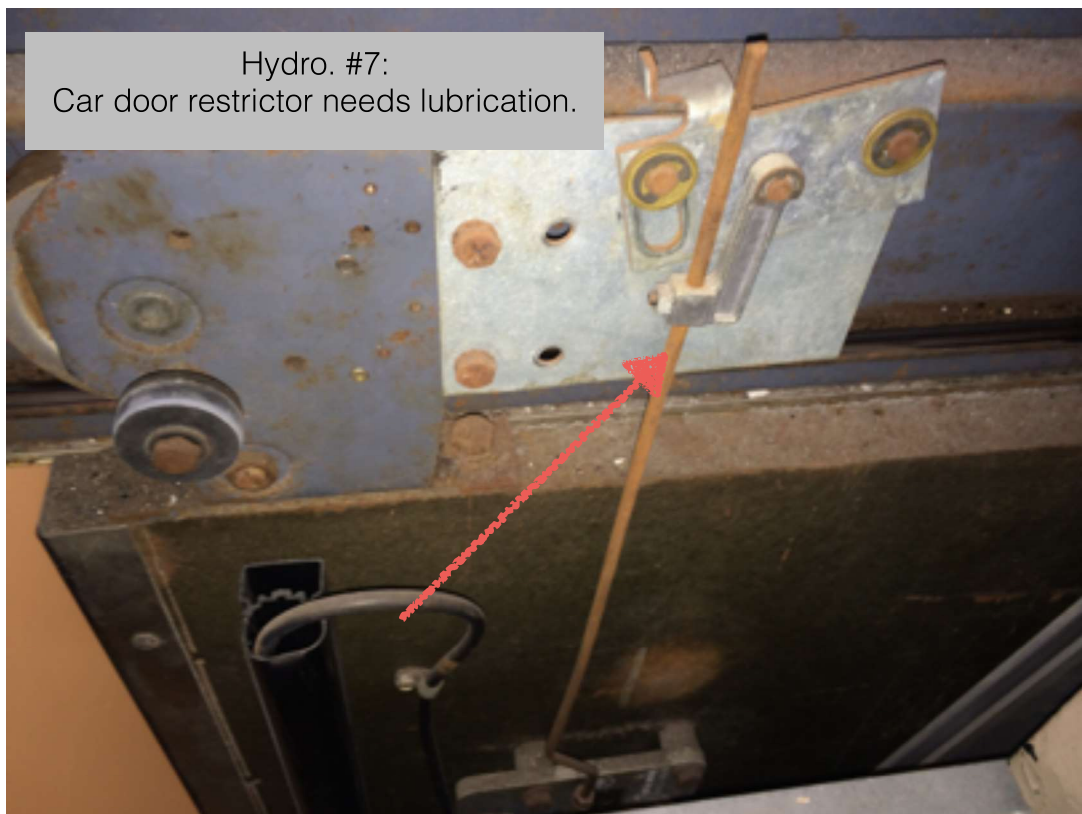
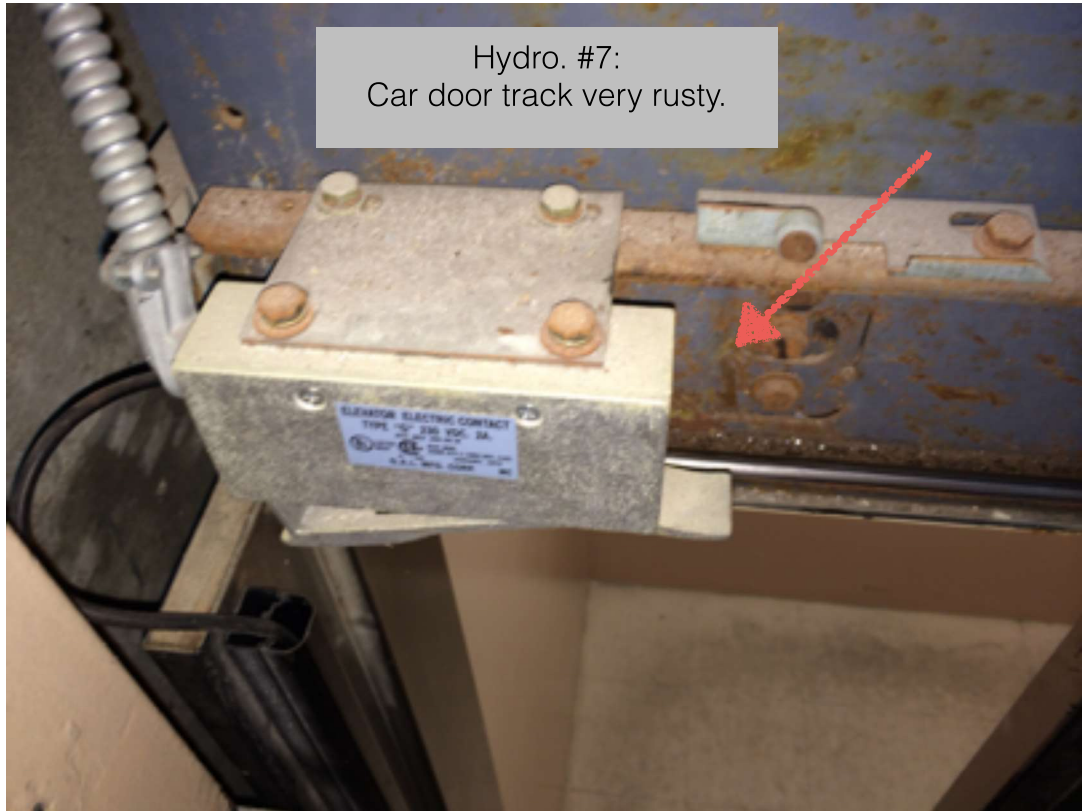
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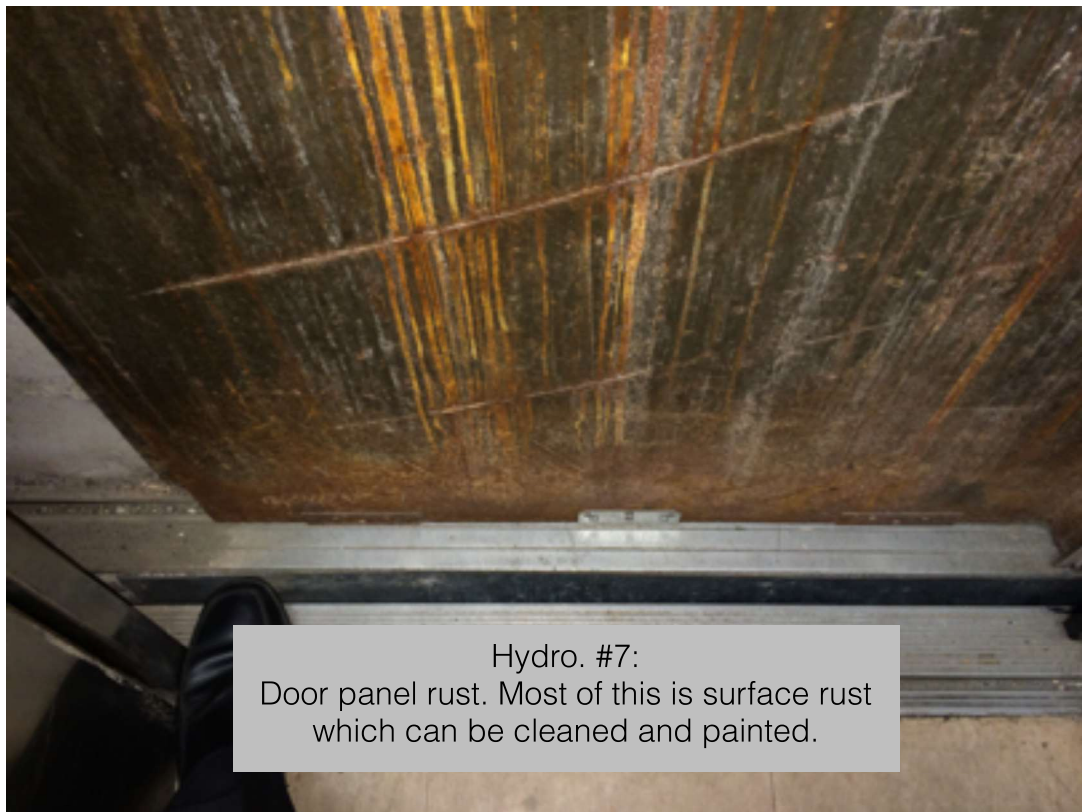
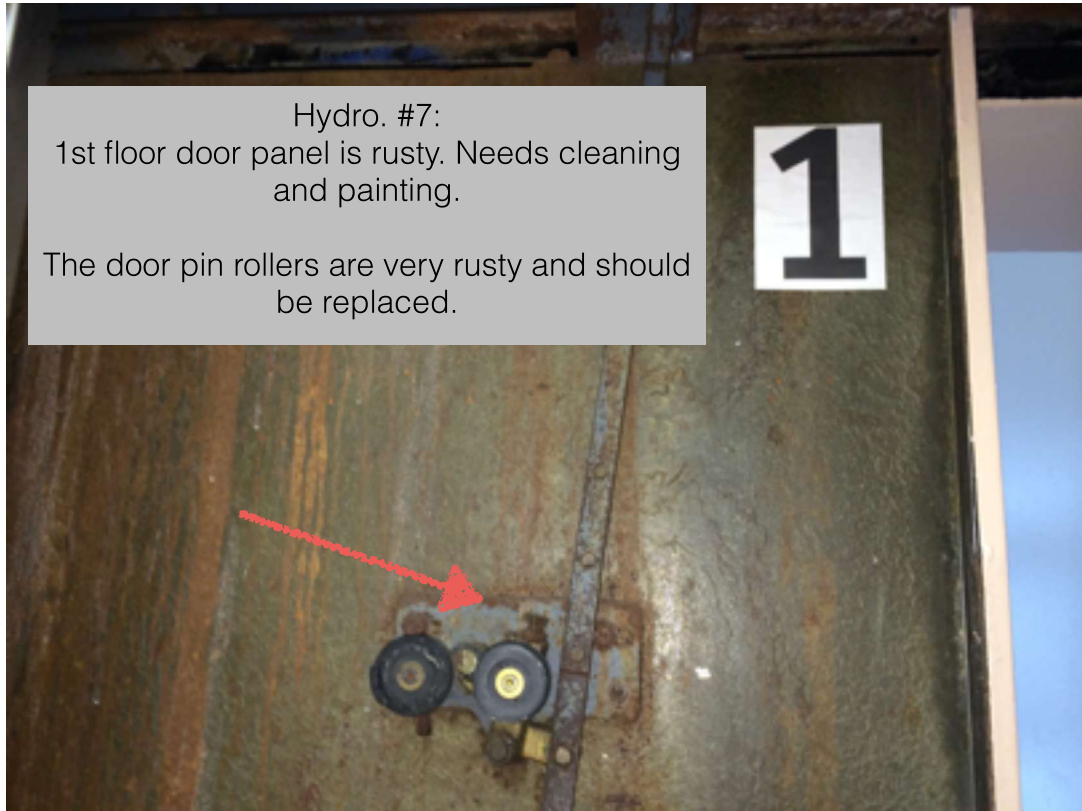
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Hydro.#7:

The 1st floor hall station fixture is partially covered by the wall. This must be corrected so the fixture can be serviced.

