



MAINTAIN
— MECHANICAL INC —

PREVENTATIVE MAINTENANCE REPORT

Prepared for:
Forge Road Complex
2024/09/03

General Information:

Site Details		Customer Details	
Name	Forge Road Complex	Name	Forge Road Complex Inc
Address	123 Greystone Dr	Address	143 Elgin Dr SE
Contact	John Fairweather	Job #	126237

Opening Statement:

Please see the following pages for our detailed maintenance inspection report. Throughout the inspection process, we have thoroughly examined your equipment.

Any identified issues or failures have been promptly communicated to the relevant parties, and we have provided quotes for the necessary repairs or replacements. Rest assured, this report has been meticulously reviewed, and we certify that the information contained herein is accurate to the best of our knowledge and expertise.

We would like to take this opportunity to thank you for placing your trust in us to maintain and oversee the performance of your equipment. Your confidence in our services is something we deeply value. Should you have any questions, concerns, or require further clarification regarding the findings of this report, please feel free to reach out to us at any time. We are committed to your satisfaction and are always here to support you in any way possible.

Your business is important to us, and we look forward to continuing to serve you with the highest level of care and professionalism.



Name: Wyatt Fairweather

Title: Operations Manager

Cell: 403-826-7449

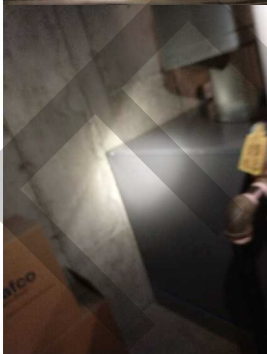
Email: wfairweather@maintainmechanical.ca



Failed Assets:

Asset Register - Boiler					
Asset ID	Make	Model	Serial	Location	Results
989	Super Hot	AAA-1800-NM	AIAH-2866	Mechanical Room	Fail
<div>Test Reading:<p>Are there any leaks present? (Water, Gas & venting): No Is the boiler operational upon arrival?: Yes Target setpoint / Outside Temperature (Ambient Air): wwsd Visual ignition test: Acceptable (smooth light off) High-limit test: Pass Safety relief valve test: Pass Flow switch test: Pass Low-water cutoff test: Pass Condensate trap & neutralizer condition : Not Applicable Heat exchanger / Refractory Condition (Atmospheric Visual Only): Not acceptable (fouled, leaking, or plugged/dirty) Boiler filters: Non-applicable Combustion Motor (If applicable) : Not Applicable Flame Signal: Acceptable / Within Range HSI Amperage : Flame Rod / Spark Rod Cleaning: Cleaned Burner Cleaned & Inspected: Cleaned / Acceptable Static Gas Pressure (if applicable) : Acceptable / Within Range Dynamic Gas Pressure (if applicable) : Acceptable / Within Range Manifold gas pressure: Acceptable / Within Range</p></div> <div>Test Notes: (If Applicable)<p>Refractory cracked and needs replacement Unit will have to be pulled off the wall Need pallet jack to move boiler off the wall 2 techs 20h Superhot Aaa1440nm Ajai-3152</p></div> <div>Photos: (If Applicable)</div>					





Asset Register - Hot Water Tank					
Asset ID	Make	Model	Serial	Location	Results
1010	AO Smith	BTRC500A 110		Mechanical Room	Fail
Test Reading:		Is the hot water tank operational upon arrival?: Yes are their any leaks? (Gas, vessel, venting, relief valve): No Is the combustion air clean and unobstructed? : Yes Flame signal (If weak Clean): Acceptable / Within Range Drain down, and open inspection port clean if required: Cleaned Clean and inspect burners and ignition components: Good condition Manifold pressure : Acceptable / Within Range Safety relief test: Pass Condensate trap inspected & cleaned (if applicable): Not applicable Setpoint : 135F (our standard)			
Test Notes: (If Applicable)		Ignition modules failing Nissan transformer internal to module is very loud 1 - Honeywell s8670e 2h			





Passed Assets:

Asset Register - Make Up Air					
Asset ID	Make	Model	Serial	Location	Results
990	Engineered Air	HE131	S58448 -MUA – 6 - 2	Parkade	Pass
Test Reading:		Unit Operational: Yes			
		Internal Unit Condition (CLEAN IF REQUIRED): Clean (No action required)			
		Electrical Component Condition: Pass			
		Filter Condition: Good			
		Belt Condition: Replaced			
		Pulley Condition: Pass			
		Gas Manifold Pressure : Acceptable / Within Range			
		Gas Inlet Pressure : Acceptable / Within Range			
		Flame Condition: Blue			
		Burner Plates Condition: Pass			
		Spark Rod Condition (Clean if required with 300 Grit or Finer): Acceptable			
		Supply Fan Amperage: Acceptable / Within Range			
Test Notes: (If Applicable)		Is cooling present and is it operational?: N/A - Not Existing			

Photos: (If Applicable)

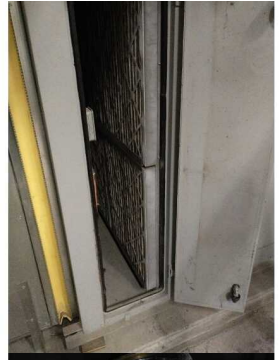


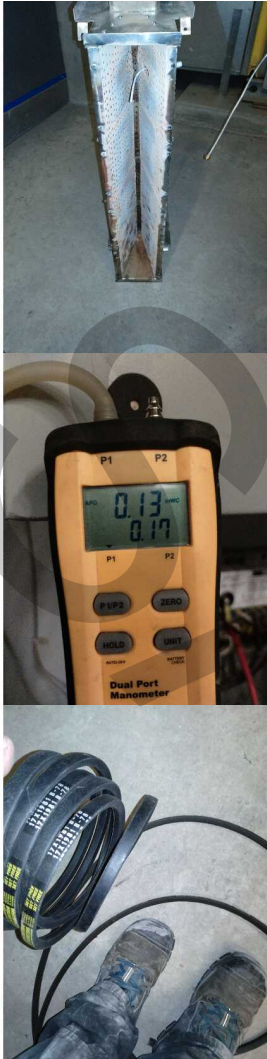


Asset Register - Make Up Air					
Asset ID	Make	Model	Serial	Location	Results
991	Engineered Air	DJS140	S58448 MUA-6-1	Mechanical Room	Pass
Test Reading:		Unit Operational: Yes Internal Unit Condition (CLEAN IF REQUIRED): Dirty (Cleaned during visit) Electrical Component Condition: Pass Filter Condition: Replaced Belt Condition: Replaced Pulley Condition: Pass Gas Manifold Pressure : Acceptable / Within Range Gas Inlet Pressure : Acceptable / Within Range Flame Condition: Blue Burner Plates Condition: Pass Spark Rod Condition (Clean if required with 300 Grit or Finer): Acceptable Supply Fan Amperage: Acceptable / Within Range Is cooling present and is it operational?: N/A - Not Existing			
Test Notes: (If Applicable)					

Photos: (If Applicable)

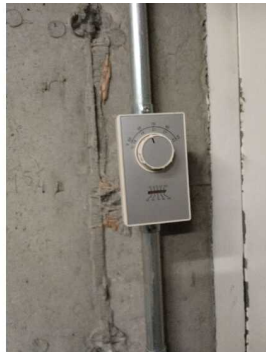






Asset Register - Unit Heater / Force Flow					
Asset ID	Make	Model	Serial	Location	Results
992	Rosemex	H18		Mechanical Room	Pass
Test Reading:		Is the unit leaking?: No Unit Set for seasonal temperature: 15C (Winter) Does the coil require cleaning? (If accessible): Acceptable Is the motor noisy during operation?: No Condition of the filter: Not Applicable			
Test Notes: (If Applicable)					

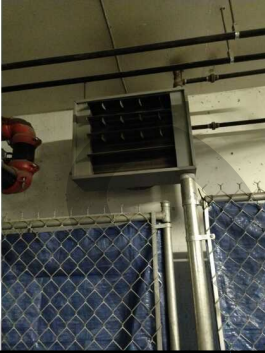
Photos: (If Applicable)



Asset Register - Unit Heater / Force Flow					
Asset ID	Make	Model	Serial	Location	Results
993	Rosemex	H50		Parking Stall B1	Pass

Test Reading:

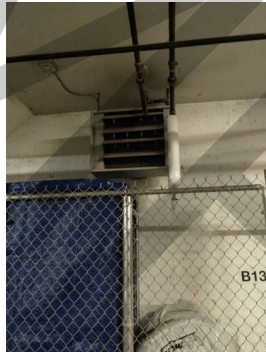
Is the unit leaking?: No
Unit Set for seasonal temperature: 15C (Winter)
Does the coil require cleaning? (If accessible): Acceptable
Is the motor noisy during operation?: No
Condition of the filter: Not Applicable

Test Notes: (If Applicable)**Photos: (If Applicable)****Asset Register - Unit Heater / Force Flow**

Asset ID	Make	Model	Serial	Location	Results
994	Rosemex	H50		Parking Stall B13	Pass

Test Reading:

Is the unit leaking?: No
Unit Set for seasonal temperature: 15C (Winter)
Does the coil require cleaning? (If accessible): Acceptable
Is the motor noisy during operation?: No
Condition of the filter: Not Applicable

Test Notes: (If Applicable)**Photos: (If Applicable)****Asset Register - Unit Heater / Force Flow**

Asset ID	Make	Model	Serial	Location	Results
995	Rosemex	H50		Parking Stall B30	Pass

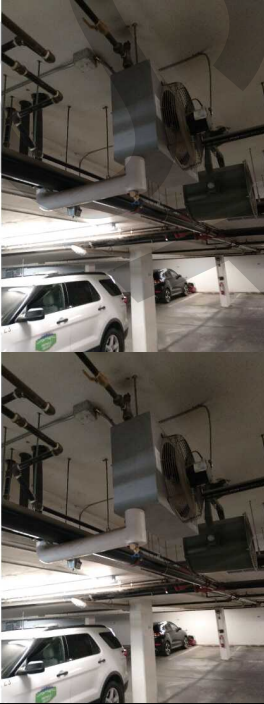
Test Reading:

Is the unit leaking?: No
Unit Set for seasonal temperature: 15C (Winter)
Does the coil require cleaning? (If accessible): Acceptable
Is the motor noisy during operation?: No
Condition of the filter: Not Applicable

Test Notes: (If Applicable)**Photos: (If Applicable)**

Asset Register - Unit Heater / Force Flow					
Asset ID	Make	Model	Serial	Location	Results
996	Rosemex	H50		Parking Stall B67	Pass
<p>Test Reading:</p> <p>Is the unit leaking?: No Unit Set for seasonal temperature: 15C (Winter) Does the coil require cleaning? (If accessible): Acceptable Is the motor noisy during operation?: No Condition of the filter: Not Applicable</p> <p>Test Notes: (If Applicable)</p>					

Photos: (If Applicable)



Asset Register - Unit Heater / Force Flow					
Asset ID	Make	Model	Serial	Location	Results
997	Rosemex	H50		Parking Stall B88	Pass
<p>Test Reading:</p> <p>Is the unit leaking?: No Unit Set for seasonal temperature: 15C (Winter) Does the coil require cleaning? (If accessible): Acceptable Is the motor noisy during operation?: No Condition of the filter: Not Applicable</p> <p>Test Notes: (If Applicable)</p>					

Photos: (If Applicable)



Asset Register - Force Flow / Unit Heater					
Asset ID	Make	Model	Serial	Location	Results
998	Rosemex	F300		Front Lobby	Pass

Test Reading:

Is the unit operational?: Yes
Unit Set for seasonal temperature : 15C (Winter Setting)
Does the coil require cleaning? (if accesible): No coil is currently clean
Is the motor noisy during operation?: No
Condition of the filter: Not Applicable

Test Notes: (If Applicable)**Photos: (If Applicable)****Asset Register - Force Flow / Unit Heater**

Asset ID	Make	Model	Serial	Location	Results
999	Rosemex	F300		Back Door by Elevator	Pass

Test Reading:

Is the unit operational?: Yes
Unit Set for seasonal temperature : 15C (Winter Setting)
Does the coil require cleaning? (if accesible): No coil is currently clean
Is the motor noisy during operation?: No
Condition of the filter: Not Applicable

Test Notes: (If Applicable)**Photos: (If Applicable)****Asset Register - Force Flow / Unit Heater**

Asset ID	Make	Model	Serial	Location	Results
1000	Rosemex	F300		West Stairwell	Pass

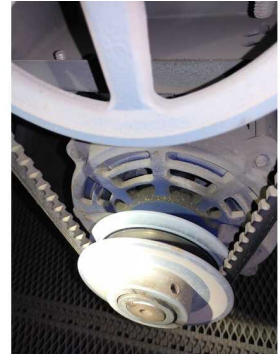
Test Reading:

Is the unit operational?: Yes
Unit Set for seasonal temperature : 15C (Winter Setting)
Does the coil require cleaning? (if accesible): No coil is currently clean
Is the motor noisy during operation?: No
Condition of the filter: Not Applicable

Test Notes: (If Applicable)**Photos: (If Applicable)**

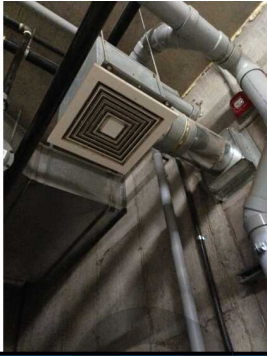
Asset Register - Exhaust Fan (Large)					
Asset ID	Make	Model	Serial	Location	Results
1001	Cook	360 XMWH		Parkade stall A79	Pass
Test Reading:		Unit Operational: Yes Motor Amperage: Acceptable / Within Range Belt Condition : Replaced Pulley Condition: Pass Interlock Functions with MUA: Yes Disconnect kills power to fan?: Yes Electrical Condition / Damper Condition: Pass			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Exhaust Fan (Small)					
Asset ID	Make	Model	Serial	Location	Results
1002	Broan	L300		Mechanical Room	Pass
Test Reading:		Operational Check: Pass Is unit Audible during operation or excessively vibrating? : No			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Pump					
Asset ID	Make	Model	Identification Number (date code or serial number)	Location	Results
1003	B & G	E80 SSF 2.5x2.5x7B		Mechanical Room	Pass
Test Reading:		Is the pump operational and leak free?: Fully operational & no leaks Check incoming voltage & amp draw (If safe to do so): Acceptable / Within Range Verify correct rotation : Pass Cycle pumps : Automatic cycle Check pump strainer (If applicable) : Cleaned			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Pump					
Asset ID	Make	Model	Identification Number (date code or serial number)	Location	Results
1004	WEG			Mechanical Room	Pass
Test Reading:		Is the pump operational and leak free?: Fully operational & no leaks Check incoming voltage & amp draw (If safe to do so): Acceptable / Within Range Verify correct rotation : Pass Cycle pumps : Automatic cycle Check pump strainer (If applicable) : Cleaned			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Sump Pump					
Asset ID	Make	Model	Serial	Location	Results

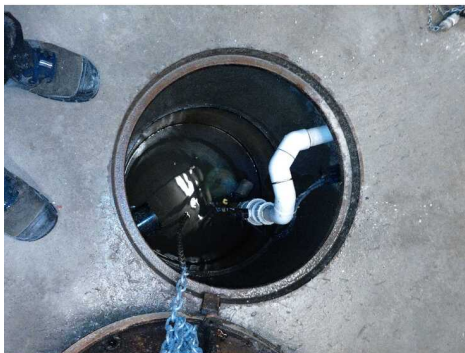
1005				Beside Elevator	Pass
Test Reading:		Visual walkthrough, note any signs of failure: No Review controller to verify operation: Operational Check floats for operation: Pass Motor Amperage: Acceptable / Within Range Note condition of pit: Clean			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Sump Pump					
Asset ID	Make	Model	Serial	Location	Results
1006				Mechanical Room	Pass
Test Reading:		Visual walkthrough, note any signs of failure: No Review controller to verify operation: Operational Check floats for operation: Pass Motor Amperage: Acceptable / Within Range Note condition of pit: Clean			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Sump Pump					
Asset ID	Make	Model	Serial	Location	Results
1007				Parkade B80 control in mech room	Pass
Test Reading:		Visual walkthrough, note any signs of failure: No Review controller to verify operation: Operational Check floats for operation: Pass Motor Amperage: Acceptable / Within Range Note condition of pit: Clean			
Test Notes: (If Applicable)					

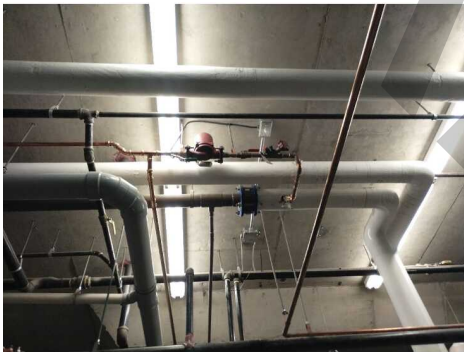
Photos: (If Applicable)



Asset Register - Pump

Asset ID	Make	Model	Identification Number (date code or serial number)	Location	Results
1008	B&G	NBF 36	103401LF1G81	Mechanical Room	Pass
Test Reading: Is the pump operational and leak free?: Fully operational & no leaks Check incoming voltage & amp draw (If safe to do so): Acceptable / Within Range Verify correct rotation : Pass Cycle pumps : Not-applicable Check pump strainer (If applicable) : Not applicable					
Test Notes: (If Applicable)					

Photos: (If Applicable)

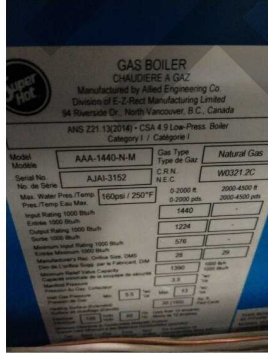
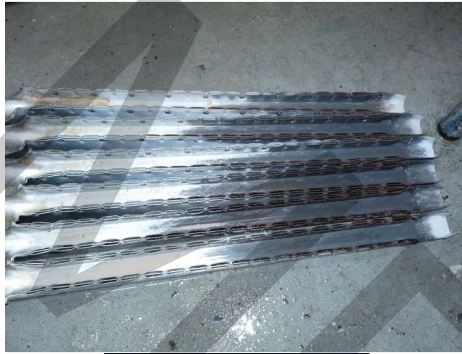
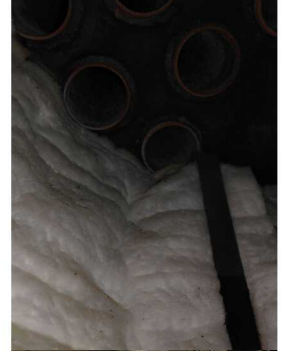


Asset Register - Hot Water Tank

Asset ID	Make	Model	Serial	Location	Results
1009	AO Smith	BTBC500A-500A 110		Mechanical Room	Pass
Test Reading: Is the hot water tank operational upon arrival?: Yes are there any leaks? (Gas, vessel, venting, relief valve): No Is the combustion air clean and unobstructed? : Yes Flame signal (If weak Clean): Acceptable / Within Range Drain down, and open inspection port clean if required: Cleaned Clean and inspect burners and ignition components: Good condition Manifold pressure : Acceptable / Within Range Safety relief test: Pass Condensate trap inspected & cleaned (if applicable): Not applicable Setpoint : Other (set to 135F while on-site)					
Test Notes: (If Applicable)					

Photos: (If Applicable)







Asset Register - Glycol Feed Tank / Make-up Water Feed

Asset ID	Make	Model	Serial	Location	Results
1011	Axiom	SF100		Mechanical Room	Pass
Test Reading:		Inspect for leaks: No leaks Tank Level: Acceptable (More than Half) Cycle to inspect operation: Acceptable Glycol Condition: Acceptable (No Mold)			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Expansion Tank

Asset ID	Make	Model	Serial	Location	Results
1012	Pro Flex 2	PH25		Mechanical Room	Pass
Test Reading:		Visually inspect for leaks: Pass Check Air Sifter for Moisture: Pass Annually drain down and set pre-charge air pressure (and record): Acceptable			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Micron Filter / Side Stream Filter

Asset ID	Make	Location			Results
1013	Axiom	Mechanical Room			Pass
Test Reading:		Inspect for leaks: Pass Filter replaced: Yes Sample Taken?: Yes (Job # Written on Bottle)			

Test Notes: (If Applicable)

Photos: (If Applicable)

Asset Register - Strainer

Asset ID	Make	Model	Location	Results
1014	B&G	DC-3X		Pass

Test Reading:

Is this component leaking?: No
Was the unit cleaned?: Yes (This visit)

Test Notes: (If Applicable)

Photos: (If Applicable)

Asset Register - Strainer

Asset ID	Make	Model	Location	Results
1015	B&G	DC-3X		Pass

Test Reading:

Is this component leaking?: No
Was the unit cleaned?: Yes (This visit)

Test Notes: (If Applicable)

Photos: (If Applicable)



Asset Register - Expansion Tank

Asset ID	Make	Model	Serial	Location	Results
1016	Flexcon	SHXT160		Mechanical Room	Pass

Test Reading:

Visually inspect for leaks: Pass
Check Air Sifter for Moisture: Pass
Annually drain down and set pre-charge air pressure (and record): Acceptable

Test Notes: (If Applicable)

Photos: (If Applicable)



Asset Register - Exhaust Fan (Large)

Asset ID	Make	Model	Serial	Location	Results
7569	Canarm	MCYA18T30033 CM		Parking stall B43	Pass

Test Reading:

Unit Operational: Yes
Motor Amperage: Acceptable / Within Range
Belt Condition : Not Applicable
Pulley Condition:
Interlock Functions with MUA: Yes

Disconnect kills power to fan?: Yes
Electrical Condition / Damper Condition: Pass

Test Notes: (If Applicable)

Photos: (If Applicable)



Asset Register - Exhaust Fan (Large)

Asset ID	Make	Model	Serial	Location	Results
7570	Canarm	MCY18T10033C		Parking stall B74	Pass

Test Reading:

Unit Operational: Yes
Motor Amperage: Acceptable / Within Range
Belt Condition : Not Applicable
Pulley Condition:
Interlock Functions with MUA: Yes
Disconnect kills power to fan?: Yes
Electrical Condition / Damper Condition: Pass

Test Notes: (If Applicable)

Photos: (If Applicable)



Asset Register - Heat Exchanger

Asset ID	Make	Model	Serial	Location	Results
8498	?	?		Snow Melt	Pass

Test Reading:

Are there any obvious signs of failure?: No
Temperature differential: Acceptable

Test Notes: (If Applicable)

Photos: (If Applicable)



Asset Register - Pump

Asset ID	Make	Model	Identification Number (date code or serial number)	Location	Results
8500	Armstrong	Astro 280ci		Snow Melt	Pass
Test Reading: Is the pump operational and leak free?: Fully operational & no leaks Check incoming voltage & amp draw (If safe to do so): Acceptable / Within Range Verify correct rotation : Pass Cycle pumps : Automatic cycle Check pump strainer (If applicable) : Not applicable Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Pump					
Asset ID	Make	Model	Identification Number (date code or serial number)	Location	Results
8501	Grundfos	UPS 32-160 F	96402730	Snow Melt	Pass
Test Reading: Is the pump operational and leak free?: Fully operational & no leaks Check incoming voltage & amp draw (If safe to do so): Acceptable / Within Range Verify correct rotation : Pass Cycle pumps : Automatic cycle Check pump strainer (If applicable) : Not applicable Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Expansion Tank					
Asset ID	Make	Model	Serial	Location	Results
8502	Amtrol	EX90 112-1	11404018	Snow Melt	Pass
Test Reading: Visually inspect for leaks: Pass Check Air Sifter for Moisture: Pass Annually drain down and set pre-charge air pressure (and record): Acceptable Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Controller

Asset ID	Make	Model	Location		Results
8504	Tekmar	Wifi snow melting control 670	Snow melt		Pass
Test Reading:		Outside Temperature : 70 WWSD Setting: 50 Targeting : na Design Temperature: 50 Outdoor Design Temp (10F): 10 Set Point : Minimum Temperature: 40 Maximum Temperature: 120			
Test Notes: (If Applicable)					

Photos: (If Applicable)



Asset Register - Force Flow / Unit Heater

Asset ID	Make	Model	Serial	Location	Results
8508	Rosemex	H-50		Stall B81	Pass
Test Reading:		Is the unit operational?: Yes Unit Set for seasonal temperature : 15C (Winter Setting) Does the coil require cleaning? (if accesible): No coil is currently clean Is the motor noisy during operation?: No Condition of the filter: Not Applicable			
Test Notes: (If Applicable)					

Photos: (If Applicable)

