

Client Name Horizon Tower Holdings (Tower A)  
Site Address 5050 Sanders St Burnaby BC  
Date Service Completed 1/27/2023

Invoice Number 1163271

### Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

<b>P1</b>	<b>Priority 1 – Very urgent. Risk of damage to equipment and/or safety concern</b>
<b>P2</b>	<b>Priority 2 – Repairs required to ensure equipment/property is not damaged further</b>
<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

#### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended
Replacement of existing standard speed booster pump	P2		103150 - 1153649	4/7/2022
Replacement of riser shut off valves	P2	\$11,995.00	103150 - 1142009	12/15/2021
Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	P2	\$8,485.82	103150 - 1138418	11/17/2021
Replacement of the existing standard efficiency heating boilers	P2		103150 - 1145372	1/31/2022

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

### Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$8,485.82

Quote #: 103150 - 1138418

Priority Level **P2**

Equipment Issue: Replacement of riser shut off valves

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$11,995.00

Quote #: 103150 - 1142009

Priority Level **P2**

Equipment Issue: Replacement of the existing standard efficiency heating boilers

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs

Quote #: 103150 - 1145372

Priority Level **P2**

Equipment Issue: Replacement of existing standard speed booster pump

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs

Quote #: 103150 - 1153649

### Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>
Storage tank 1	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>
Boiler 1	Inspected system for proper operation including heat exchanger, gas valves, expansion tank, and electrical components. Relief valve, LWCO, flow switch and limits tested. No gas or water leaks found. No flame rollout.	<b>P2</b>
Pump 1	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	<b>P2</b>

Boiler 2	Inspected system for proper operation including heat exchanger, gas valves, expansion tank, and electrical components. Relief valve, LWCO, flow switch and limits tested. No gas or water leaks found. No flame rollout.	P2
pump 2	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	P2
pump 3	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
Boiler 3	Inspected system for proper operation including heat exchanger, gas valves, expansion tank, and electrical components. Relief valve, LWCO, flow switch and limits tested. No gas or water leaks found. No flame rollout.	OK
Boiler4	Inspected system for proper operation including heat exchanger, gas valves, expansion tank, and electrical components. Relief valve, LWCO, flow switch and limits tested. No gas or water leaks found. No flame rollout.	OK
Pump 4	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
Boiler control	Inspected system for proper operation, reviewed readings. Tested and adjusted as required.	OK
Side St. Filt.	Checked housing and inspected system. No leaks found. Replaced filter as required.	OK
Pump 5	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
Pump 6	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
Back Flow P. 1	Inspect system, no leaks found. Advise if annual testing is due.	OK
B. Pump 1	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found. 110 PSI	P2
B. Pump 2	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
Exp Tank 1	Inspected system, no leaks found. Pressure relief valve tested, operation okay. Tank is secure.	OK
Back Flow P. 2	Inspect system, no leaks found. Advise if annual testing is due.	OK
Sump Pump 1	Inspected system for proper operation including motor, floats, pit condition (annually), and electrical components. Amperage okay. No leaks found. No alarms found.	OK
Sump Catch	Inspect pit for any observable foreign objects, note condition. Advise if vac service is needed.	OK
Pre. MUA	Inspected system for proper operation, checked fan assembly, valves, burners, heat exchanger, mounts, motor & electrical; checked for vibrations and unusual noises. Tested and adjusted as required. Belts, pulleys and bearings are okay. Bearings are greased. Amp draw okay. Changed filters. Operation is okay.	OK
Exp Tank 2	Inspected system, no leaks found. Pressure relief valve tested, operation okay. Tank is secure.	OK
Pump 6	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
Pump 7	Inspected system for proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK

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604-638-8800

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Client Name Horizon Tower Holdings  
Site Address 5050 Sanders St Burnaby BC  
Date Service Completed 9/8/2023

Invoice Number 1163273

### Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

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<b>P2</b>	<b>Priority 2 – Repairs required to ensure equipment/property is not damaged further</b>
<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

#### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended
Sump Pump 1 Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	<b>P2</b>	\$15,985.00	103150 - 1138418	7/10/2023
Boiler 1 Replacement of the existing standard efficiency heating boilers	<b>P2</b>		103150 - 1145372	5/19/2023
Water lines are aged and need replcing	<b>P2</b>		103150 - 1198784	3/30/2023
Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.	<b>P2</b>	\$1,861.10	103150 - 1202521	4/27/2023
Building is experiencing flooding.	<b>P1</b>		103150 - 1204497	5/12/2023

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

### Mechanical Systems Repair Recommendations

Sump Pump 1

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$15,985.00

Quote #: 103150 - 1138418

Boiler 1

Priority Level **P2**

Equipment Issue: Replacement of the existing standard efficiency heating boilers

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs

Quote #: 103150 - 1145372

Priority Level **P2**

Equipment Issue: Water lines are aged and need replcing

Recommended Repair/Solution: Repipe lines

Possible Outcome If Not Fixed: Leakage leading to water damage

Cost of Repairs

Quote #: 103150 - 1198784

Priority Level **P2**

Equipment Issue: Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.

Recommended Repair/Solution: Repose and relocate the pipes

Possible Outcome If Not Fixed: Leaky drain pipe, water damage

Cost of Repairs \$1,861.10

Quote #: 103150 - 1202521

Priority Level **P1**

Equipment Issue: Building is experiencing flooding.

Recommended Repair/Solution: Repipe of riser piping in 07/08 bathrooms &amp; 07 kitchen risers

Possible Outcome If Not Fixed: Continued flooding

Cost of Repairs

Quote #: 103150 - 1204497

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>

Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay.  
Tank is secure. No leaks found.

OK

Storage tank 1  
\_\_\_\_\_-Check for any signs of leaking around base of tank or any other location.  
\_\_\_\_\_-Attach hose and flush to remove any sediment  
\_\_\_\_\_-Check T&P for proper operation and tight shut-off.

OK

Boiler 1  
System is due for replacement.

P2

- \_\_\_\_\_ -Visual inspection of heat exchanger
- \_\_\_\_\_ -Test Gas Pilot Safety System/Gas Leaks
- \_\_\_\_\_ -Gas shut-off valve
- \_\_\_\_\_ -Thermostat/Anticipator
- \_\_\_\_\_ -Boiler pressure and temp settings
- \_\_\_\_\_ -Expansion Tank
- \_\_\_\_\_ -Boiler feed
- \_\_\_\_\_ -Backflow preventor
- \_\_\_\_\_ -Identify water leaks or signs of leakage
- \_\_\_\_\_ -Boiler relief valve
- \_\_\_\_\_ -Auto vents
- \_\_\_\_\_ -Examine flue and vent conditions/drafting
- \_\_\_\_\_ -Combustion and ventilation air
- \_\_\_\_\_ -Proper clearances for boiler venting
- \_\_\_\_\_ -Combustible material stored near boiler
- \_\_\_\_\_ -Wiring condition: check electrical control wiring
- \_\_\_\_\_ -Lubricate pump if required
- \_\_\_\_\_ -Identify / explain poly b if present
- \_\_\_\_\_ -Mixing valve / mixed in-floor temperature
- \_\_\_\_\_ -Check burners & flames
- \_\_\_\_\_ -Check high limit switch & safety
- \_\_\_\_\_ -Zone valves
- \_\_\_\_\_ -Unusual noises (air banging etc.)
- \_\_\_\_\_ -Check operation of condensate pumps
- \_\_\_\_\_ -Check condensate trap if present
- \_\_\_\_\_ -Check dirt trap/side stream filter
- \_\_\_\_\_ -Carbon Monoxide test
- \_\_\_\_\_ -Advise customer of carbon monoxide
- \_\_\_\_\_ -Advise customer of annual maintenance & service
- \_\_\_\_\_ -Additional comments & suggestions

Pump 1  
\_\_\_\_\_-Inspect for vibrations, unusual noises, odors, etc.  
\_\_\_\_\_-Inspect mechanical seals or packing glands; adjust as required.  
\_\_\_\_\_-Check hand valves, lubricate and adjust packing as required.  
\_\_\_\_\_-Inspect motor windings for dirt buildup; clean ventilation openings.  
\_\_\_\_\_-Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.  
\_\_\_\_\_-Check motor amperes; record readings.  
\_\_\_\_\_-Verify associated gauges accuracy; record pressures.

OK

Boiler 2	System is due for replacement.  _____ -Visual inspection of heat exchanger _____ -Test Gas Pilot Safety System/Gas Leaks _____ -Gas shut-off valve _____ -Thermostat/Anticipator _____ -Boiler pressure and temp settings _____ -Expansion Tank _____ -Boiler feed _____ -Backflow preventor _____ -Identify water leaks or signs of leakage _____ -Boiler relief valve _____ -Auto vents _____ -Examine flue and vent conditions/drafting _____ -Combustion and ventilation air _____ -Proper clearances for boiler venting _____ -Combustible material stored near boiler _____ -Wiring condition: check electrical control wiring _____ -Lubricate pump if required _____ -Identify / explain poly b if present _____ -Mixing valve / mixed in-floor temperature _____ -Check burners \$ flames _____ -Check high limit switch & safety _____ -Zone valves _____ -Unusual noises (air banging etc.) _____ -Check operation of condensate pumps _____ -Check condensate trap if present _____ -Check dirt trap/side stream filter _____ -Carbon Monoxide test _____ -Advise customer of carbon monoxide _____ -Advise customer of annual maintenance & service _____ -Additional comments & suggestions	P2
pump 2	_____ -Inspect for vibrations, unusual noises, odors, etc. _____ -Inspect mechanical seals or packing glands; adjust as required. _____ -Check hand valves, lubricate and adjust packing as required. _____ -Inspect motor windings for dirt buildup; clean ventilation openings. _____ -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. _____ -Check motor amperes; record readings. _____ -Verify associated gauges accuracy; record pressures.	OK
pump 3	_____ -Inspect for vibrations, unusual noises, odors, etc. _____ -Inspect mechanical seals or packing glands; adjust as required. _____ -Check hand valves, lubricate and adjust packing as required. _____ -Inspect motor windings for dirt buildup; clean ventilation openings. _____ -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. _____ -Check motor amperes; record readings. _____ -Verify associated gauges accuracy; record pressures.	OK

Boiler 3

System is due for replacement.

P2

- \_\_\_\_\_ -Visual inspection of heat exchanger
- \_\_\_\_\_ -Test Gas Pilot Safety System/Gas Leaks
- \_\_\_\_\_ -Gas shut-off valve
- \_\_\_\_\_ -Thermostat/Anticipator
- \_\_\_\_\_ -Boiler pressure and temp settings
- \_\_\_\_\_ -Expansion Tank
- \_\_\_\_\_ -Boiler feed
- \_\_\_\_\_ -Backflow preventor
- \_\_\_\_\_ -Identify water leaks or signs of leakage
- \_\_\_\_\_ -Boiler relief valve
- \_\_\_\_\_ -Auto vents
- \_\_\_\_\_ -Examine flue and vent conditions/drafting
- \_\_\_\_\_ -Combustion and ventilation air
- \_\_\_\_\_ -Proper clearances for boiler venting
- \_\_\_\_\_ -Combustible material stored near boiler
- \_\_\_\_\_ -Wiring condition: check electrical control wiring
- \_\_\_\_\_ -Lubricate pump if required
- \_\_\_\_\_ -Identify / explain poly b if present
- \_\_\_\_\_ -Mixing valve / mixed in-floor temperature
- \_\_\_\_\_ -Check burners & flames
- \_\_\_\_\_ -Check high limit switch & safety
- \_\_\_\_\_ -Zone valves
- \_\_\_\_\_ -Unusual noises (air banging etc.)
- \_\_\_\_\_ -Check operation of condensate pumps
- \_\_\_\_\_ -Check condensate trap if present
- \_\_\_\_\_ -Check dirt trap/side stream filter
- \_\_\_\_\_ -Carbon Monoxide test
- \_\_\_\_\_ -Advise customer of carbon monoxide
- \_\_\_\_\_ -Advise customer of annual maintenance & service
- \_\_\_\_\_ -Additional comments & suggestions

Boiler4

System is due for replacement.

P2

- \_\_\_\_\_ -Visual inspection of heat exchanger
- \_\_\_\_\_ -Test Gas Pilot Safety System/Gas Leaks
- \_\_\_\_\_ -Gas shut-off valve
- \_\_\_\_\_ -Thermostat/Anticipator
- \_\_\_\_\_ -Boiler pressure and temp settings
- \_\_\_\_\_ -Expansion Tank
- \_\_\_\_\_ -Boiler feed
- \_\_\_\_\_ -Backflow preventor
- \_\_\_\_\_ -Identify water leaks or signs of leakage
- \_\_\_\_\_ -Boiler relief valve
- \_\_\_\_\_ -Auto vents
- \_\_\_\_\_ -Examine flue and vent conditions/drafting
- \_\_\_\_\_ -Combustion and ventilation air
- \_\_\_\_\_ -Proper clearances for boiler venting
- \_\_\_\_\_ -Combustible material stored near boiler
- \_\_\_\_\_ -Wiring condition: check electrical control wiring
- \_\_\_\_\_ -Lubricate pump if required
- \_\_\_\_\_ -Identify / explain poly b if present
- \_\_\_\_\_ -Mixing valve / mixed in-floor temperature
- \_\_\_\_\_ -Check burners & flames
- \_\_\_\_\_ -Check high limit switch & safety
- \_\_\_\_\_ -Zone valves
- \_\_\_\_\_ -Unusual noises (air banging etc.)
- \_\_\_\_\_ -Check operation of condensate pumps
- \_\_\_\_\_ -Check condensate trap if present
- \_\_\_\_\_ -Check dirt trap/side stream filter
- \_\_\_\_\_ -Carbon Monoxide test
- \_\_\_\_\_ -Advise customer of carbon monoxide
- \_\_\_\_\_ -Advise customer of annual maintenance & service
- \_\_\_\_\_ -Additional comments & suggestions

Pump 4

- \_\_\_\_\_ -Inspect for vibrations, unusual noises, odors, etc.
- \_\_\_\_\_ -Inspect mechanical seals or packing glands; adjust as required.
- \_\_\_\_\_ -Check hand valves, lubricate and adjust packing as required.
- \_\_\_\_\_ -Inspect motor windings for dirt buildup; clean ventilation openings.
- \_\_\_\_\_ -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- \_\_\_\_\_ -Check motor amperes; record readings.
- \_\_\_\_\_ -Verify associated gauges accuracy; record pressures.

OK

Boiler control	<p>System is due for replacement.</p> <ul style="list-style-type: none"> <li>_____ -Visual inspection of heat exchanger</li> <li>_____ -Test Gas Pilot Safety System/Gas Leaks</li> <li>_____ -Gas shut-off valve</li> <li>_____ -Thermostat/Anticipator</li> <li>_____ -Boiler pressure and temp settings</li> <li>_____ -Expansion Tank</li> <li>_____ -Boiler feed</li> <li>_____ -Backflow preventor</li> <li>_____ -Identify water leaks or signs of leakage</li> <li>_____ -Boiler relief valve</li> <li>_____ -Auto vents</li> <li>_____ -Examine flue and vent conditions/drafting</li> <li>_____ -Combustion and ventilation air</li> <li>_____ -Proper clearances for boiler venting</li> <li>_____ -Combustible material stored near boiler</li> <li>_____ -Wiring condition: check electrical control wiring</li> <li>_____ -Lubricate pump if required</li> <li>_____ -Identify / explain poly b if present</li> <li>_____ -Mixing valve / mixed in-floor temperature</li> <li>_____ -Check burners &amp; flames</li> <li>_____ -Check high limit switch &amp; safety</li> <li>_____ -Zone valves</li> <li>_____ -Unusual noises (air banging etc.)</li> <li>_____ -Check operation of condensate pumps</li> <li>_____ -Check condensate trap if present</li> <li>_____ -Check dirt trap/side stream filter</li> <li>_____ -Carbon Monoxide test</li> <li>_____ -Advise customer of carbon monoxide</li> <li>_____ -Advise customer of annual maintenance &amp; service</li> <li>_____ -Additional comments &amp; suggestions</li> </ul>	P2
Side St. Filt.	<ul style="list-style-type: none"> <li>_____ -Inspect for leaks</li> <li>_____ -Inspect condition</li> </ul>	OK
Pump 5	<ul style="list-style-type: none"> <li>_____ -Inspect for vibrations, unusual noises, odors, etc.</li> <li>_____ -Inspect mechanical seals or packing glands; adjust as required.</li> <li>_____ -Check hand valves, lubricate and adjust packing as required.</li> <li>_____ -Inspect motor windings for dirt buildup; clean ventilation openings.</li> <li>_____ -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li> <li>_____ -Check motor amperes; record readings.</li> <li>_____ -Verify associated gauges accuracy; record pressures.</li> </ul>	OK
Pump 6	<ul style="list-style-type: none"> <li>_____ -Inspect for vibrations, unusual noises, odors, etc.</li> <li>_____ -Inspect mechanical seals or packing glands; adjust as required.</li> <li>_____ -Check hand valves, lubricate and adjust packing as required.</li> <li>_____ -Inspect motor windings for dirt buildup; clean ventilation openings.</li> <li>_____ -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li> <li>_____ -Check motor amperes; record readings.</li> <li>_____ -Verify associated gauges accuracy; record pressures.</li> </ul>	OK
Back Flow P. 1	<ul style="list-style-type: none"> <li>_____ - Check for leaks</li> <li>_____ - Check housing condition</li> </ul>	OK

B. Pump 1	<input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 2	<input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Exp Tank 1	<input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> -Adjust pressure as required	OK
Back Flow P. 2	<input type="checkbox"/> - Check for leaks <input type="checkbox"/> - Check housing condition	OK
Sump Pump 1	Pumps require replacement and due for cleaning.  <input type="checkbox"/> -Check sump <input type="checkbox"/> -Note condition	P2
Sump Catch	<input type="checkbox"/> -Check sump <input type="checkbox"/> -Note condition	OK
Pre. MUA	<input type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> -Secure all unit panels and inspect insulation and seals.	OK
Exp Tank 2	<input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> -Adjust pressure as required	OK
Pump 6	<input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 7	<input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK

**MILANI** PLUMBING  
HEATING &  
AIR CONDITIONING

Heating • Air Conditioning • Electrical • Plumbing • Drainage

604-638-8800

[milani.ca](http://milani.ca)

Client Name Horizon Tower (Building A)  
Site Address 5050 Sanders St Burnaby BC  
Date Service Completed 1/10/2024

Invoice Number 1213845

### Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

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<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended
Sump Pump 1 Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	<b>P2</b>	\$15,985.00	103150 - 1138418	7/10/2023
Boiler 1 Replacement of the existing standard efficiency heating boilers	<b>P2</b>		103150 - 1145372	1/22/2024
Water lines are aged and need replcing	<b>P2</b>		103150 - 1198784	3/30/2023
Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.	<b>P2</b>	\$1,861.10	103150 - 1202521	4/27/2023
Building is experiencing flooding.	<b>P1</b>		103150 - 1204497	5/12/2023
Leaky drain pipe in unit 204 and unit 105	<b>P1</b>	\$7,404.00	103150 - 1236586	2/6/2024
Back Flow P. 1 Backflow on the permises isolation have failed (waiting to receive parts cost and will send you the quote shortly)	<b>P1</b>		103150 - 1239471	2/27/2024

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

### Mechanical Systems Repair Recommendations

Sump Pump 1

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$15,985.00

Quote #: 103150 - 1138418

Boiler 1

Priority Level **P2**

Equipment Issue: Replacement of the existing standard efficiency heating boilers

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs

Quote #: 103150 - 1145372

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Priority Level **P2**

Equipment Issue: Water lines are aged and need replcing

Recommended Repair/Solution: Repipe lines

Possible Outcome If Not Fixed: Leakage leading to water damage

Cost of Repairs

Quote #: 103150 - 1198784

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Priority Level **P2**

Equipment Issue: Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.

Recommended Repair/Solution: Repose and relocate the pipes

Possible Outcome If Not Fixed: Leaky drain pipe, water damage

Cost of Repairs \$1,861.10

Quote #: 103150 - 1202521

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Priority Level **P1**

Equipment Issue: Building is experiencing flooding.

Recommended Repair/Solution: Repipe of riser piping in 07/08 bathrooms & 07 kitchen risers

Possible Outcome If Not Fixed: Continued flooding

Cost of Repairs

Quote #: 103150 - 1204497

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Priority Level **P1**

Equipment Issue: Leaky drain pipe in unit 204 and unit 105

Recommended Repair/Solution: Repipe

Possible Outcome If Not Fixed: Water damage

Cost of Repairs \$7,404.00

Quote #: 103150 - 1236586

Back Flow P. 1

Priority Level **P1**Equipment Issue: Backflow on the permises isolation have failed  
(waiting to receive parts cost and will send you the  
quote shortly)

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Water damage, contamination and violation of city  
code

Cost of Repairs

Quote #: 103150 - 1239471

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
Storage tank 1	<input checked="" type="checkbox"/> -Check for any signs of leaking around base of tank or any other location. <input checked="" type="checkbox"/> -Attach hose and flush to remove any sediment <input checked="" type="checkbox"/> -Check T&P for proper operation and tight shut-off.	<b>OK</b>

Boiler 1

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

P2

Pump 1

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 2	<ul style="list-style-type: none"><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Visual inspection of heat exchanger</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Gas shut-off valve</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Thermostat/Anticipator</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler pressure and temp settings</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Expansion Tank</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler feed</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Backflow preventor</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Identify water leaks or signs of leakage</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler relief valve</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Auto vents</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Combustion and ventilation air</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Proper clearances for boiler venting</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Combustible material stored near boiler</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate pump if required</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Identify / explain poly b if present</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check burners \$ flames</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check high limit switch &amp; safety</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Zone valves</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Unusual noises (air banging etc.)</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check operation of condensate pumps</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check condensate trap if present</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check dirt trap/side stream filter</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Carbon Monoxide test</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of carbon monoxide</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of annual maintenance &amp; service</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Additional comments &amp; suggestions</li></ul>	P2
pump 2	<ul style="list-style-type: none"><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK
pump 3	<ul style="list-style-type: none"><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK

Boiler 3

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

P2

Low watCutoff 1

- Inspect operation
- Test
- Take readings

OK

Boiler4

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

P2

Pump 4

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler control	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Visual inspection of heat exchanger</li><li><input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks</li><li><input checked="" type="checkbox"/> -Gas shut-off valve</li><li><input checked="" type="checkbox"/> -Thermostat/Anticipator</li><li><input checked="" type="checkbox"/> -Boiler pressure and temp settings</li><li><input checked="" type="checkbox"/> -Expansion Tank</li><li><input checked="" type="checkbox"/> -Boiler feed</li><li><input checked="" type="checkbox"/> -Backflow preventor</li><li><input checked="" type="checkbox"/> -Identify water leaks or signs of leakage</li><li><input checked="" type="checkbox"/> -Boiler relief valve</li><li><input checked="" type="checkbox"/> -Auto vents</li><li><input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting</li><li><input checked="" type="checkbox"/> -Combustion and ventilation air</li><li><input checked="" type="checkbox"/> -Proper clearances for boiler venting</li><li><input checked="" type="checkbox"/> -Combustible material stored near boiler</li><li><input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring</li><li><input checked="" type="checkbox"/> -Lubricate pump if required</li><li><input checked="" type="checkbox"/> -Identify / explain poly b if present</li><li><input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature</li><li><input checked="" type="checkbox"/> -Check burners \$ flames</li><li><input checked="" type="checkbox"/> -Check high limit switch &amp; safety</li><li><input checked="" type="checkbox"/> -Zone valves</li><li><input checked="" type="checkbox"/> -Unusual noises (air banging etc.)</li><li><input checked="" type="checkbox"/> -Check operation of condensate pumps</li><li><input checked="" type="checkbox"/> -Check condensate trap if present</li><li><input checked="" type="checkbox"/> -Check dirt trap/side stream filter</li><li><input checked="" type="checkbox"/> -Carbon Monoxide test</li><li><input checked="" type="checkbox"/> -Advise customer of carbon monoxide</li><li><input checked="" type="checkbox"/> -Advise customer of annual maintenance &amp; service</li><li><input checked="" type="checkbox"/> -Additional comments &amp; suggestions</li></ul>	OK
Che. Pot Feeder	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect operation</li><li><input checked="" type="checkbox"/> -Test</li><li><input checked="" type="checkbox"/> -Take readings</li></ul>	OK
Side St. Filt.	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect for leaks</li><li><input checked="" type="checkbox"/> -Inspect condition</li></ul>	OK
Pump 5	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK
Pump 6	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK
Back Flow P. 1	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> - Check for leaks</li><li><input checked="" type="checkbox"/> - Check housing condition</li></ul>	P1

B. Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 2	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Exp Tank 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Back Flow P. 2	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Sump Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Sump Catch	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Pre. MUA	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> <input checked="" type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Secure all unit panels and inspect insulation and seals.	OK
Exp Tank 2	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Pump 6	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 7	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK

Client Name Horizon Tower (Building A)  
 Site Address 5050 Sanders St Burnaby BC  
 Date Service Completed 5/14/2024

Invoice Number 1213846

## Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

<b>P1</b>	<b>Priority 1 – Very urgent. Risk of damage to equipment and/or safety concern</b>
<b>P2</b>	<b>Priority 2 – Repairs required to ensure equipment/property is not damaged further</b>
<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended
Sump Pump 1 Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	P2	\$15,985.00	103150 - 1138418	7/10/2023
Boiler 1 Replacement of the existing standard efficiency heating boilers Water lines are aged and need replcing Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak. Building is experiencing flooding. Leaky drain pipe in unit 204 and unit 105	P2		103150 - 1145372	5/10/2024
	P2		103150 - 1198784	3/30/2023
	P2	\$1,861.10	103150 - 1202521	4/27/2023
	P1		103150 - 1204497	5/12/2023
	P1	\$7,404.00	103150 - 1236586	2/6/2024
Boiler 2 Boiler #2 have failed Pool boiler not working and has multiple issue	P1	\$2,774.50	103150 - 1249965	5/22/2024
	P1	\$14,486.00	103150 - 1250115	5/23/2024
Storage tank 1 Pipes for the domestic hot water in the boiler mechanical room is rusted and corred. Also the shutoff valves are not reliable for boiler shut down No floor drain where the pool equipment is install Hot water line leaking in the boiler room The shut-off valves are faulty.	P1		103150 - 1250321	6/7/2024
	P2	\$3,753.50	103150 - 1250322	6/3/2024
	P1	\$2,645.40	103150 - 1253911	7/3/2024
	P2	\$8,694.60	103150 - 1256776	7/25/2024

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

## Mechanical Systems Repair Recommendations

Sump Pump 1

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC

fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$15,985.00

Quote #: 103150 - 1138418

Boiler 1

Priority Level **P2**

Equipment Issue: Replacement of the existing standard efficiency heating boilers

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed:

Cost of Repairs

Quote #: 103150 - 1145372

Priority Level **P2**

Equipment Issue: Water lines are aged and need replcing

Recommended Repair/Solution: Repipe lines

Possible Outcome If Not Fixed: Leakage leading to water damage

Cost of Repairs

Quote #: 103150 - 1198784

Priority Level **P2**

Equipment Issue: Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.

Recommended Repair/Solution: Repose and relocate the pipes

Possible Outcome If Not Fixed: Leaky drain pipe, water damage

Cost of Repairs \$1,861.10

Quote #: 103150 - 1202521

Priority Level **P1**

Equipment Issue: Building is experiencing flooding.  
Recommended Repair/Solution: Repipe of riser piping in 07/08 bathrooms & 07 kitchen risers  
Possible Outcome If Not Fixed: Continued flooding  
Cost of Repairs  
Quote #: 103150 - 1204497

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Priority Level **P1**

Equipment Issue: Leaky drain pipe in unit 204 and unit 105  
Recommended Repair/Solution: Repipe  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$7,404.00  
Quote #: 103150 - 1236586

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Boiler 2

Priority Level **P1**

Equipment Issue: Boiler #2 have failed  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: No not water, no heat  
Cost of Repairs \$2,774.50  
Quote #: 103150 - 1249965

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Priority Level **P1**

Equipment Issue: Pool boiler not working and has multiple issue  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$14,486.00  
Quote #: 103150 - 1250115

---

Storage tank 1

Priority Level **P1**

Equipment Issue: Pipes for the domestic hot water in the boiler mechanical room is rusted and corroded. Also the shutoff valves are not reliable for boiler shut down

Recommended Repair/Solution: Re-piping

Possible Outcome If Not Fixed: Water damage and leaks

Cost of Repairs

Quote #: 103150 - 1250321

Priority Level **P2**

Equipment Issue: No floor drain where the pool equipment is install

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Flood

Cost of Repairs \$3,753.50

Quote #: 103150 - 1250322

Priority Level **P1**

Equipment Issue: Hot water line leaking in the boiler room

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Water damage

Cost of Repairs \$2,645.40

Quote #: 103150 - 1253911

Priority Level **P2**

Equipment Issue: The shut-off valves are faulty.

Recommended Repair/Solution: Replace the shut-off valve.

Possible Outcome If Not Fixed: Flooding.

Cost of Repairs \$8,694.60

Quote #: 103150 - 1256776

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>

Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay.  
Tank is secure. No leaks found.

OK

Storage tank 1

- Check for any signs of leaking around base of tank or any other location.
- Attach hose and flush to remove any sediment
- Check T&P for proper operation and tight shut-off.

P2

Boiler 1

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners \$ flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

Boilers needs replacement. Quote 103150 - 1145372

P2

Pump 1

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 2

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners \$ flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

Boiler #2 has failed and needs replacement. Quote 103150 - 1145372

P2

pump 2

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

pump 3

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 3

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners \$ flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

Boiler #3 has failed and needs replacement. Quote 103150 - 1145372

P2

Low watCutoff 1

- Inspect operation
- Test
- Take readings

OK

Boiler4

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners \$ flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

Boilers #4 has failed and needs replacement. Quote 103150 - 1145372

P2

Pump 4

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

L Water Cut

- Inspect operation
- Test
- Take readings

OK

Boiler control	<input type="checkbox"/> <input checked="" type="checkbox"/> -Visual inspection of heat exchanger <input type="checkbox"/> <input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Gas shut-off valve <input type="checkbox"/> <input checked="" type="checkbox"/> -Thermostat/Anticipator <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler pressure and temp settings <input type="checkbox"/> <input checked="" type="checkbox"/> -Expansion Tank <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler feed <input type="checkbox"/> <input checked="" type="checkbox"/> -Backflow preventor <input type="checkbox"/> <input checked="" type="checkbox"/> -Identify water leaks or signs of leakage <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler relief valve <input type="checkbox"/> <input checked="" type="checkbox"/> -Auto vents <input type="checkbox"/> <input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting <input type="checkbox"/> <input checked="" type="checkbox"/> -Combustion and ventilation air <input type="checkbox"/> <input checked="" type="checkbox"/> -Proper clearances for boiler venting <input type="checkbox"/> <input checked="" type="checkbox"/> -Combustible material stored near boiler <input type="checkbox"/> <input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate pump if required <input type="checkbox"/> <input checked="" type="checkbox"/> -Identify / explain poly b if present <input type="checkbox"/> <input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burners \$ flames <input type="checkbox"/> <input checked="" type="checkbox"/> -Check high limit switch & safety <input type="checkbox"/> <input checked="" type="checkbox"/> -Zone valves <input type="checkbox"/> <input checked="" type="checkbox"/> -Unusual noises (air banging etc.) <input type="checkbox"/> <input checked="" type="checkbox"/> -Check operation of condensate pumps <input type="checkbox"/> <input checked="" type="checkbox"/> -Check condensate trap if present <input type="checkbox"/> <input checked="" type="checkbox"/> -Check dirt trap/side stream filter <input type="checkbox"/> <input checked="" type="checkbox"/> -Carbon Monoxide test <input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of carbon monoxide <input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of annual maintenance & service <input type="checkbox"/> <input checked="" type="checkbox"/> -Additional comments & suggestions	OK
Che. Pot Feeder	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect operation <input type="checkbox"/> <input checked="" type="checkbox"/> -Test <input type="checkbox"/> <input checked="" type="checkbox"/> -Take readings	OK
Side St. Filt.	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition	OK
Pump 5	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 6	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Back Flow P. 1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK

B. Pump 1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Exp Tank 1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> ✓ <input type="checkbox"/> -Adjust pressure as required	OK
Back Flow P. 2	<input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition	OK
Sump Pump 1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check sump <input type="checkbox"/> ✓ <input type="checkbox"/> -Note condition	P2
Sump Catch	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check sump <input type="checkbox"/> ✓ <input type="checkbox"/> -Note condition	OK
Pre. MUA	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> ✓ <input type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> ✓ <input type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> ✓ <input type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> ✓ <input type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> ✓ <input type="checkbox"/> -Secure all unit panels and inspect insulation and seals.	OK
Exp Tank 2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> ✓ <input type="checkbox"/> -Adjust pressure as required	OK
Pump 6	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 7	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK

Backflow #3	<input checked="" type="checkbox"/> - Check for leaks	OK
	<input checked="" type="checkbox"/> - Check housing condition	
Backflow #4	<input checked="" type="checkbox"/> - Check for leaks	OK
	<input checked="" type="checkbox"/> - Check housing condition	

Client Name Horizon Tower (Building A)  
 Site Address 5050 Sanders St Burnaby BC  
 Date Service Completed 10/09/24

Invoice Number 1213847

## Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

- P1** Priority 1 – Very urgent. Risk of damage to equipment and/or safety concern
- P2** Priority 2 – Repairs required to ensure equipment/property is not damaged further
- P3** Priority 3 – Recommendation to assure your building systems are operating at a optimal level
- OK** Okay Condition – Equipment tested and is operational at this time

### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended	
Sump Pump 1	Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	P2	\$15,985.00	103150 - 1138418	7/10/23
	Water lines are aged and need replcing	P2		103150 - 1198784	3/30/23
	Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.	P2	\$1,861.10	103150 - 1202521	4/27/23
	Building is experiencing flooding.	P1		103150 - 1204497	5/12/23
	Leaky drain pipe in unit 204 and unit 105	P1	\$7,404.00	103150 - 1236586	2/06/24
Storage tank 1	Pipes for the domestic hot water in the boiler mechanical room is rusted and corred. Also the shutoff valves are not reliable for boiler shut down	P1		103150 - 1250321	6/07/24
	No floor drain where the pool equipment is install	P2	\$3,753.50	103150 - 1250322	6/03/24
	Hot water line leaking in the boiler room	P1	\$2,645.40	103150 - 1253911	7/03/24
	Domestic water piping samples are required.	P2	\$4,795.00	103150 - 1263627	9/20/24
	There is a section of PEX pipe and sharkbite fittings.	P2		103150 - 1264315	9/23/24
The storm sewer is failing.	P2	\$15,682.00	103150 - 1230174	12/07/23	

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

## Mechanical Systems Repair Recommendations

Sump Pump 1

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed: Failure.  
Cost of Repairs \$15,985.00  
Quote #: 103150 - 1138418

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Priority Level **P2**  
Equipment Issue: Water lines are aged and need replcing  
Recommended Repair/Solution: Repipe lines  
Possible Outcome If Not Fixed: Leakage leading to water damage  
Cost of Repairs  
Quote #: 103150 - 1198784

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Priority Level **P2**  
Equipment Issue: Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.  
Recommended Repair/Solution: Repose and relocate the pipes  
Possible Outcome If Not Fixed: Leaky drain pipe, water damage  
Cost of Repairs \$1,861.10  
Quote #: 103150 - 1202521

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Priority Level **P1**  
Equipment Issue: Building is experiencing flooding.  
Recommended Repair/Solution: Repipe of riser piping in 07/08 bathrooms & 07 kitchen risers  
Possible Outcome If Not Fixed: Continued flooding  
Cost of Repairs  
Quote #: 103150 - 1204497

---

Priority Level **P2**  
Equipment Issue: The storm sewer is failing.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs \$15,682.00  
Quote #: 103150 - 1230174

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Priority Level **P1**

Equipment Issue: Leaky drain pipe in unit 204 and unit 105  
Recommended Repair/Solution: Repipe  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$7,404.00  
Quote #: 103150 - 1236586

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## Storage tank 1

Priority Level **P1**

Equipment Issue: Pipes for the domestic hot water in the boiler mechanical room is rusted and corred. Also the shutoff valves are not reliable for boiler shut down  
Recommended Repair/Solution: Re-piping  
Possible Outcome If Not Fixed: Water damage and leaks  
Cost of Repairs  
Quote #: 103150 - 1250321

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Priority Level **P2**

Equipment Issue: No floor drain where the pool equipment is install  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Flood  
Cost of Repairs \$3,753.50  
Quote #: 103150 - 1250322

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Priority Level **P1**

Equipment Issue: Hot water line leaking in the boiler room  
Recommended Repair/Solution: Repair  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$2,645.40  
Quote #: 103150 - 1253911

---

Priority Level **P2**

Equipment Issue: Domestic water piping samples are required.  
Recommended Repair/Solution: Take the samples when replacing the recirculation line on the 12th floor and the riser shutoffs in P1.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs \$4,795.00  
Quote #: 103150 - 1263627

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Priority Level **P2**

Equipment Issue: There is a section of PEX pipe and sharkbite fittings.  
Recommended Repair/Solution: Replace with copper piping.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs  
Quote #: 103150 - 1264315

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### Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
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Boiler 1

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Boiler 2

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Boiler 3

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Boiler4

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Boiler control	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Visual inspection of heat exchanger</li><li><input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks</li><li><input checked="" type="checkbox"/> -Gas shut-off valve</li><li><input checked="" type="checkbox"/> -Thermostat/Anticipator</li><li><input checked="" type="checkbox"/> -Boiler pressure and temp settings</li><li><input checked="" type="checkbox"/> -Expansion Tank</li><li><input checked="" type="checkbox"/> -Boiler feed</li><li><input checked="" type="checkbox"/> -Backflow preventor</li><li><input checked="" type="checkbox"/> -Identify water leaks or signs of leakage</li><li><input checked="" type="checkbox"/> -Boiler relief valve</li><li><input checked="" type="checkbox"/> -Auto vents</li><li><input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting</li><li><input checked="" type="checkbox"/> -Combustion and ventilation air</li><li><input checked="" type="checkbox"/> -Proper clearances for boiler venting</li><li><input checked="" type="checkbox"/> -Combustible material stored near boiler</li><li><input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring</li><li><input checked="" type="checkbox"/> -Lubricate pump if required</li><li><input checked="" type="checkbox"/> -Identify / explain poly b if present</li><li><input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature</li><li><input checked="" type="checkbox"/> -Check burners &amp; flames</li><li><input checked="" type="checkbox"/> -Check high limit switch &amp; safety</li><li><input checked="" type="checkbox"/> -Zone valves</li><li><input checked="" type="checkbox"/> -Unusual noises (air banging etc.)</li><li><input checked="" type="checkbox"/> -Check operation of condensate pumps</li><li><input checked="" type="checkbox"/> -Check condensate trap if present</li><li><input checked="" type="checkbox"/> -Check dirt trap/side stream filter</li><li><input checked="" type="checkbox"/> -Carbon Monoxide test</li><li><input checked="" type="checkbox"/> -Advise customer of carbon monoxide</li><li><input checked="" type="checkbox"/> -Advise customer of annual maintenance &amp; service</li><li><input checked="" type="checkbox"/> -Additional comments &amp; suggestions</li></ul>	OK
Pump 1	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK
pump 2	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK
pump 3	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc.</li><li><input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required.</li><li><input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required.</li><li><input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings.</li><li><input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li><li><input checked="" type="checkbox"/> -Check motor amperes; record readings.</li><li><input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.</li></ul>	OK

Pump 4	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 5	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 6	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 1	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 2	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 6	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 7	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Low watCutoff 1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK

L Water Cut	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect operation <input type="checkbox"/> <input checked="" type="checkbox"/> -Test <input type="checkbox"/> <input checked="" type="checkbox"/> -Take readings	OK
Che. Pot Feeder	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect operation <input type="checkbox"/> <input checked="" type="checkbox"/> -Test <input type="checkbox"/> <input checked="" type="checkbox"/> -Take readings	OK
Back Flow P. 1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Back Flow P. 2	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #3	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #4	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Exp Tank 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Exp Tank 2	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Pre. MUA	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> <input checked="" type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Secure all unit panels and inspect insulation and seals.	OK
Sump Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	P2
Sump Catch	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Side St. Filt.	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition	OK
Storage tank 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around base of tank or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> -Attach hose and flush to remove any sediment <input type="checkbox"/> <input checked="" type="checkbox"/> -Check T&P for proper operation and tight shut-off.	P1
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	OK
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	OK

Client Name Horizon Tower (Building A)  
 Site Address 5050 Sanders St Burnaby BC  
 Date Service Completed 2/12/2025

Invoice Number 1275940

## Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

<b>P1</b>	<b>Priority 1 – Very urgent. Risk of damage to equipment and/or safety concern</b>
<b>P2</b>	<b>Priority 2 – Repairs required to ensure equipment/property is not damaged further</b>
<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended	
Sump Pump 1	Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	P2	\$15,985.00	103150 - 1138418	7/10/2023
	Water lines are aged and need replcing	P2		103150 - 1198784	3/30/2023
	Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.	P2	\$1,861.10	103150 - 1202521	4/27/2023
	Building is experiencing flooding.	P1		103150 - 1204497	5/12/2023
	Leaky drain pipe in unit 204 and unit 105	P1	\$7,404.00	103150 - 1236586	2/6/2024
Storage tank 1	Pipes for the domestic hot water in the boiler mechanical room is rusted and corred. Also the shutoff valves are not reliable for boiler shut down	P1		103150 - 1250321	6/7/2024
	No floor drain where the pool equipment is install	P2	\$3,753.50	103150 - 1250322	6/3/2024
	Hot water line leaking in the boiler room	P1	\$2,645.40	103150 - 1253911	7/3/2024
	There is a section of PEX pipe and sharkbite fittings.	P2		103150 - 1264315	9/23/2024
	The storm sewer is failing.	P2	\$15,682.00	103150 - 1230174	12/7/2023
	The customer has requested a quote to replace the slant fin baseboards in unit #103.	P2	\$4,613.20	103150 - 1274835	
	as per engineer recommended drainage maintenance practices to help reduce the likelihood of sewage backups, blockages and buildup	P2	\$11,180.00	103150 - 1281966	2/19/2025
The drain in the electrical room is leaking.	P1	\$3,225.59	103150 - 1283715	3/7/2025	
Pre. MUA	The MUAs are aged.	P2		103150 - 1279111	
	Replacement of sections of piping in Building A - P1 level.	P2	\$7,540.00	103150 - 1266190	11/5/2024

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

## Mechanical Systems Repair Recommendations

## Sump Pump 1

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed: Failure.

Cost of Repairs \$15,985.00

Quote #: 103150 - 1138418

---

Priority Level **P2**

Equipment Issue: Water lines are aged and need replcing

Recommended Repair/Solution: Repipe lines

Possible Outcome If Not Fixed: Leakage leading to water damage

Cost of Repairs

Quote #: 103150 - 1198784

---

Priority Level **P2**

Equipment Issue: Kitchen drain line is too high, hence not funtioning properly and causing the pipes to leak.

Recommended Repair/Solution: Repose and relocate the pipes

Possible Outcome If Not Fixed: Leaky drain pipe, water damage

Cost of Repairs \$1,861.10

Quote #: 103150 - 1202521

---

Priority Level **P1**

Equipment Issue: Building is experiencing flooding.

Recommended Repair/Solution: Repipe of riser piping in 07/08 bathrooms & 07 kitchen risers

Possible Outcome If Not Fixed: Continued flooding

Cost of Repairs

Quote #: 103150 - 1204497

---

Priority Level **P2**

Equipment Issue: The storm sewer is failing.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs \$15,682.00  
Quote #: 103150 - 1230174

---

Priority Level **P1**

Equipment Issue: Leaky drain pipe in unit 204 and unit 105  
Recommended Repair/Solution: Repipe  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$7,404.00  
Quote #: 103150 - 1236586

---

## Storage tank 1

Priority Level **P1**

Equipment Issue: Pipes for the domestic hot water in the boiler mechanical room is rusted and corroded. Also the shutoff valves are not reliable for boiler shut down  
Recommended Repair/Solution: Re-piping  
Possible Outcome If Not Fixed: Water damage and leaks  
Cost of Repairs  
Quote #: 103150 - 1250321

---

Priority Level **P2**

Equipment Issue: No floor drain where the pool equipment is install  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Flood  
Cost of Repairs \$3,753.50  
Quote #: 103150 - 1250322

---

Priority Level **P1**

Equipment Issue: Hot water line leaking in the boiler room  
Recommended Repair/Solution: Repair  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$2,645.40  
Quote #: 103150 - 1253911

---

Priority Level **P2**

Equipment Issue: There is a section of PEX pipe and sharkbite fittings.  
Recommended Repair/Solution: Replace with copper piping.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs  
Quote #: 103150 - 1264315

---

Priority Level **P2**

Equipment Issue: Replacement of sections of piping in Building A - P1 level.  
Recommended Repair/Solution: See Scope of Work  
Possible Outcome If Not Fixed:  
Cost of Repairs \$7,540.00  
Quote #: 103150 - 1266190

---

Priority Level **P2**

Equipment Issue: The customer has requested a quote to replace the slant fin baseboards in unit #103.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: Old baseboards.  
Cost of Repairs \$4,613.20  
Quote #: 103150 - 1274835

---

Priority Level **P2**

Equipment Issue: as per engineer recommended drainage maintenance practices to help reduce the likelihood of sewage backups, blockages and buildup

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Sewage backups, blockages and buildup

Cost of Repairs \$11,180.00

Quote #: 103150 - 1281966

Priority Level **P1**

Equipment Issue: The drain in the electrical room is leaking.

Recommended Repair/Solution: Replace the pipe.

Possible Outcome If Not Fixed: Flooding.

Cost of Repairs \$3,225.59

Quote #: 103150 - 1283715

Pre. MUA

Priority Level **P2**

Equipment Issue: The MUAs are aged.

Recommended Repair/Solution: Replace the MUAs.

Possible Outcome If Not Fixed: No cooling or heating.

Cost of Repairs

Quote #: 103150 - 1279111

### Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	OK
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	OK
Storage tank 1	<input checked="" type="checkbox"/> -Check for any signs of leaking around base of tank or any other location. <input checked="" type="checkbox"/> -Attach hose and flush to remove any sediment <input checked="" type="checkbox"/> -Check T&P for proper operation and tight shut-off.	OK

## Boiler 1

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

## Pump 1

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 2

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

pump 2

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

pump 3

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 3

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Low watCutoff 1

- Inspect operation
- Test
- Take readings

OK

Boiler4

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Pump 4

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

L Water Cut

- Inspect operation
- Test
- Take readings

OK

Boiler control	<input checked="" type="checkbox"/> -Visual inspection of heat exchanger <input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks <input checked="" type="checkbox"/> -Gas shut-off valve <input checked="" type="checkbox"/> -Thermostat/Anticipator <input checked="" type="checkbox"/> -Boiler pressure and temp settings <input checked="" type="checkbox"/> -Expansion Tank <input checked="" type="checkbox"/> -Boiler feed <input checked="" type="checkbox"/> -Backflow preventor <input checked="" type="checkbox"/> -Identify water leaks or signs of leakage <input checked="" type="checkbox"/> -Boiler relief valve <input checked="" type="checkbox"/> -Auto vents <input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting <input checked="" type="checkbox"/> -Combustion and ventilation air <input checked="" type="checkbox"/> -Proper clearances for boiler venting <input checked="" type="checkbox"/> -Combustible material stored near boiler <input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring <input checked="" type="checkbox"/> -Lubricate pump if required <input checked="" type="checkbox"/> -Identify / explain poly b if present <input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature <input checked="" type="checkbox"/> -Check burners \$ flames <input checked="" type="checkbox"/> -Check high limit switch & safety <input checked="" type="checkbox"/> -Zone valves <input checked="" type="checkbox"/> -Unusual noises (air banging etc.) <input checked="" type="checkbox"/> -Check operation of condensate pumps <input checked="" type="checkbox"/> -Check condensate trap if present <input checked="" type="checkbox"/> -Check dirt trap/side stream filter <input checked="" type="checkbox"/> -Carbon Monoxide test <input checked="" type="checkbox"/> -Advise customer of carbon monoxide <input checked="" type="checkbox"/> -Advise customer of annual maintenance & service <input checked="" type="checkbox"/> -Additional comments & suggestions	OK
Che. Pot Feeder	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Side St. Filt.	<input checked="" type="checkbox"/> -Inspect for leaks <input checked="" type="checkbox"/> -Inspect condition	OK
Pump 5	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 6	<input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Back Flow P. 1	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK

B. Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 2	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Exp Tank 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Back Flow P. 2	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Sump Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Sump Catch	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Pre. MUA	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> <input checked="" type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Secure all unit panels and inspect insulation and seals.	OK
Exp Tank 2	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Pump 6	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 7	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK

Backflow #3	<input checked="" type="checkbox"/> - Check for leaks	OK
	<input checked="" type="checkbox"/> - Check housing condition	
Backflow #4	<input checked="" type="checkbox"/> - Check for leaks	OK
	<input checked="" type="checkbox"/> - Check housing condition	

Client Name Horizon Tower (Building A)  
 Site Address 5050 Sanders St Burnaby BC  
 Date Service Completed 5/27/2025

Invoice Number 1275941

## Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

<b>P1</b>	<b>Priority 1 – Very urgent. Risk of damage to equipment and/or safety concern</b>
<b>P2</b>	<b>Priority 2 – Repairs required to ensure equipment/property is not damaged further</b>
<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

### Recommended Repairs: - Details can be found on the following pages

Description	Priority	Quoted Cost	Quote Number	Recommended	
Sump Pump 1	Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris	P2	\$15,985.00	103150 - 1138418	7/10/2023
	Water lines are aged and need replacing	P2		103150 - 1198784	3/30/2023
	Kitchen drain line is too high, hence not functioning properly and causing the pipes to leak.	P2	\$1,861.10	103150 - 1202521	4/27/2023
	Building is experiencing flooding.	P1		103150 - 1204497	5/12/2023
	Leaky drain pipe in unit 204 and unit 105	P1	\$7,404.00	103150 - 1236586	2/6/2024
Storage tank 1	Pipes for the domestic hot water in the boiler mechanical room is rusted and corroded. Also the shutoff valves are not reliable for boiler shut down	P1		103150 - 1250321	6/7/2024
	No floor drain where the pool equipment is install	P2	\$3,753.50	103150 - 1250322	6/3/2024
	Hot water line leaking in the boiler room	P1	\$2,645.40	103150 - 1253911	7/3/2024
	There is a section of PEX pipe and sharkbite fittings.	P2		103150 - 1264315	9/23/2024
	The storm sewer is failing.	P2	\$15,682.00	103150 - 1230174	12/7/2023
	The customer has requested a quote to replace the slant fin baseboards in unit #103.	P2	\$4,613.20	103150 - 1274835	
	as per engineer recommended drainage maintenance practices to help reduce the likelihood of sewage backups, blockages and buildup	P2	\$11,180.00	103150 - 1281966	2/19/2025
Pre. MUA	The MUAs are aged.	P2	\$50,999.00	103150 - 1279111	3/21/2025
	Replacement of sections of piping in Building A - P1 level.	P2	\$7,540.00	103150 - 1266190	11/5/2024
	Fixed Speed Domestic Recirculation Pump	P1	\$2,626.93	103150 - 1275941	
	To supply and install new XFR pipe as required between the 4th floor up to the 6th floor where we repiped for the 08 riser.	P2	\$6,751.00	103150 - 1291520	5/13/2025

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

## Mechanical Systems Repair Recommendations

Sump Pump 1

Priority Level **P2**

Equipment Issue: Replacement of both pumps and all of the 2" PVC fittings clean chamber from debris

Recommended Repair/Solution: Please see scope of work

Possible Outcome If Not Fixed: Failure.

Cost of Repairs \$15,985.00

Quote #: 103150 - 1138418

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Priority Level **P2**

Equipment Issue: Water lines are aged and need replacing

Recommended Repair/Solution: Repipe lines

Possible Outcome If Not Fixed: Leakage leading to water damage

Cost of Repairs

Quote #: 103150 - 1198784

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Priority Level **P2**

Equipment Issue: Kitchen drain line is too high, hence not functioning properly and causing the pipes to leak.

Recommended Repair/Solution: Repose and relocate the pipes

Possible Outcome If Not Fixed: Leaky drain pipe, water damage

Cost of Repairs \$1,861.10

Quote #: 103150 - 1202521

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Priority Level **P1**

Equipment Issue: Building is experiencing flooding.

Recommended Repair/Solution: Repipe of riser piping in 07/08 bathrooms & 07 kitchen risers

Possible Outcome If Not Fixed: Continued flooding

Cost of Repairs

Quote #: 103150 - 1204497

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Priority Level **P2**

Equipment Issue: The storm sewer is failing.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs \$15,682.00  
Quote #: 103150 - 1230174

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Priority Level **P1**

Equipment Issue: Leaky drain pipe in unit 204 and unit 105  
Recommended Repair/Solution: Repipe  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$7,404.00  
Quote #: 103150 - 1236586

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## Storage tank 1

Priority Level **P1**

Equipment Issue: Pipes for the domestic hot water in the boiler mechanical room is rusted and corroded. Also the shutoff valves are not reliable for boiler shut down  
Recommended Repair/Solution: Re-piping  
Possible Outcome If Not Fixed: Water damage and leaks  
Cost of Repairs  
Quote #: 103150 - 1250321

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Priority Level **P2**

Equipment Issue: No floor drain where the pool equipment is install  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Flood  
Cost of Repairs \$3,753.50  
Quote #: 103150 - 1250322

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Priority Level **P1**

Equipment Issue: Hot water line leaking in the boiler room  
Recommended Repair/Solution: Repair  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$2,645.40  
Quote #: 103150 - 1253911

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Priority Level **P2**

Equipment Issue: There is a section of PEX pipe and sharkbite fittings.  
Recommended Repair/Solution: Replace with copper piping.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs  
Quote #: 103150 - 1264315

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Priority Level **P2**

Equipment Issue: Replacement of sections of piping in Building A - P1 level.  
Recommended Repair/Solution: See Scope of Work  
Possible Outcome If Not Fixed:  
Cost of Repairs \$7,540.00  
Quote #: 103150 - 1266190

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Priority Level **P2**

Equipment Issue: The customer has requested a quote to replace the slant fin baseboards in unit #103.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: Old baseboards.  
Cost of Repairs \$4,613.20  
Quote #: 103150 - 1274835

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Priority Level **P2**

Equipment Issue: as per engineer recommended drainage maintenance practices to help reduce the likelihood of sewage backups, blockages and buildup

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Sewage backups, blockages and buildup

Cost of Repairs \$11,180.00

Quote #: 103150 - 1281966

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Pre. MUA

Priority Level **P2**

Equipment Issue: The MUAs are aged.

Recommended Repair/Solution: Replace the MUAs.

Possible Outcome If Not Fixed: No cooling or heating.

Cost of Repairs \$50,999.00

Quote #: 103150 - 1279111

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Priority Level **P2**

Equipment Issue: To supply and install new XFR pipe as required between the 4th floor up to the 6th floor where we repiped for the 08 riser.

Recommended Repair/Solution: Se Scope of Work

Possible Outcome If Not Fixed:

Cost of Repairs \$6,751.00

Quote #: 103150 - 1291520

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Priority Level **P1**

Equipment Issue: Fixed Speed Domestic Recirculation Pump  
 Recommended Repair/Solution: Install New Variable Speed Domestic Recirculation Pump  
 Possible Outcome If Not Fixed: Recirculation pipes using a fixed speed recirculation pump will be prone to leaks due to water running at maximum speed under normal operation which will lead to faster wear and tear on the pipes whereas with a variable speed setting, the pump can operate at different speeds which will increase the longevity of the pipes and will reduce the possibility of leaks occurring  
 Cost of Repairs \$2,626.93  
 Quote #: 103150 - 1275941

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>
	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	<b>OK</b>
Storage tank 1	___✓___ -Check for any signs of leaking around base of tank or any other location. ___✓___ -Attach hose and flush to remove any sediment ___✓___ -Check T&P for proper operation and tight shut-off.  Pipes for the domestic hot water in the boiler mechanical room is rusted and corroded. Also the shutoff valves are not reliable for boiler shut down-103150 - 1250321	<b>P1</b>

## Boiler 1

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

## Pump 1

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 2

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

pump 2

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

pump 3

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

Boiler 3

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Low watCutoff 1

- Inspect operation
- Test
- Take readings

OK

Boiler4

- Visual inspection of heat exchanger
- Test Gas Pilot Safety System/Gas Leaks
- Gas shut-off valve
- Thermostat/Anticipator
- Boiler pressure and temp settings
- Expansion Tank
- Boiler feed
- Backflow preventor
- Identify water leaks or signs of leakage
- Boiler relief valve
- Auto vents
- Examine flue and vent conditions/drafting
- Combustion and ventilation air
- Proper clearances for boiler venting
- Combustible material stored near boiler
- Wiring condition: check electrical control wiring
- Lubricate pump if required
- Identify / explain poly b if present
- Mixing valve / mixed in-floor temperature
- Check burners & flames
- Check high limit switch & safety
- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

OK

Pump 4

- Inspect for vibrations, unusual noises, odors, etc.
- Inspect mechanical seals or packing glands; adjust as required.
- Check hand valves, lubricate and adjust packing as required.
- Inspect motor windings for dirt buildup; clean ventilation openings.
- Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
- Check motor amperes; record readings.
- Verify associated gauges accuracy; record pressures.

OK

L Water Cut

- Inspect operation
- Test
- Take readings

OK

Boiler control	<input type="checkbox"/> <input checked="" type="checkbox"/> -Visual inspection of heat exchanger <input type="checkbox"/> <input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Gas shut-off valve <input type="checkbox"/> <input checked="" type="checkbox"/> -Thermostat/Anticipator <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler pressure and temp settings <input type="checkbox"/> <input checked="" type="checkbox"/> -Expansion Tank <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler feed <input type="checkbox"/> <input checked="" type="checkbox"/> -Backflow preventor <input type="checkbox"/> <input checked="" type="checkbox"/> -Identify water leaks or signs of leakage <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler relief valve <input type="checkbox"/> <input checked="" type="checkbox"/> -Auto vents <input type="checkbox"/> <input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting <input type="checkbox"/> <input checked="" type="checkbox"/> -Combustion and ventilation air <input type="checkbox"/> <input checked="" type="checkbox"/> -Proper clearances for boiler venting <input type="checkbox"/> <input checked="" type="checkbox"/> -Combustible material stored near boiler <input type="checkbox"/> <input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate pump if required <input type="checkbox"/> <input checked="" type="checkbox"/> -Identify / explain poly b if present <input type="checkbox"/> <input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burners \$ flames <input type="checkbox"/> <input checked="" type="checkbox"/> -Check high limit switch & safety <input type="checkbox"/> <input checked="" type="checkbox"/> -Zone valves <input type="checkbox"/> <input checked="" type="checkbox"/> -Unusual noises (air banging etc.) <input type="checkbox"/> <input checked="" type="checkbox"/> -Check operation of condensate pumps <input type="checkbox"/> <input checked="" type="checkbox"/> -Check condensate trap if present <input type="checkbox"/> <input checked="" type="checkbox"/> -Check dirt trap/side stream filter <input type="checkbox"/> <input checked="" type="checkbox"/> -Carbon Monoxide test <input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of carbon monoxide <input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of annual maintenance & service <input type="checkbox"/> <input checked="" type="checkbox"/> -Additional comments & suggestions	OK
Che. Pot Feeder	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect operation <input type="checkbox"/> <input checked="" type="checkbox"/> -Test <input type="checkbox"/> <input checked="" type="checkbox"/> -Take readings	OK
Side St. Filt.	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition	OK
Pump 5	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 6	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Back Flow P. 1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK

B. Pump 1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
B. Pump 2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Exp Tank 1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> ✓ <input type="checkbox"/> -Adjust pressure as required	OK
Back Flow P. 2	<input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition	OK
Sump Pump 1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check sump <input type="checkbox"/> ✓ <input type="checkbox"/> -Note condition	OK
Sump Catch	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check sump <input type="checkbox"/> ✓ <input type="checkbox"/> -Note condition	OK
Pre. MUA	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> ✓ <input type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> ✓ <input type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> ✓ <input type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> ✓ <input type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> ✓ <input type="checkbox"/> -Secure all unit panels and inspect insulation and seals.  The MUAs are aged.- 103150 - 1279111	P2
Exp Tank 2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> ✓ <input type="checkbox"/> -Adjust pressure as required	OK
Pump 6	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 7	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK

Backflow #3	<input checked="" type="checkbox"/> - Check for leaks	OK
	<input checked="" type="checkbox"/> - Check housing condition	
Backflow #4	<input checked="" type="checkbox"/> - Check for leaks	OK
	<input checked="" type="checkbox"/> - Check housing condition	

Client Name      Horizon Tower (Building A)  
 Site Address     5050 Sanders St Burnaby BC  
 Date Service Completed      9/17/2025

Invoice Number    1275942

### Milani Preventative Maintenance Summary Report

As your maintenance provider it's our duty to advise management on any deficiencies we observe and provide other professional recommendations to better help owners make informed decisions. As part of your maintenance program, we assist owners by identifying the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we understand sometimes there are budget constraints when managing a building. Because of this, we have set up the following guidelines to help owners with the decision making process:

<b>P1</b>	<b>Priority 1 – Very urgent. Risk of damage to equipment and/or safety concern</b>
<b>P2</b>	<b>Priority 2 – Repairs required to ensure equipment/property is not damaged further</b>
<b>P3</b>	<b>Priority 3 – Recommendation to assure your building systems are operating at a optimal level</b>
<b>OK</b>	<b>Okay Condition – Equipment tested and is operational at this time</b>

#### Recommended Repairs: - Details can be found on the following pages

<u>Equipment ID</u>	<u>Equipment Issue</u>	<u>Priority</u>	<u>Quoted Cost</u>	<u>Quote Number</u>	<u>Recommended</u>
Storage tank 1	Replacement of the two remaining storage tanks and storage tank isolation valves/piping. Existing is in poor shape and past the expected life. (For budgeting)	P3	\$25,495.00	103150 - 1250321	6/7/2024
	No floor drain where the pool equipment is installed. (For Budgeting)	P3	\$3,753.50	103150 - 1250322	6/3/2024
	The storm sewer main is original and is starting to degrade. Due to the age and condition of the pipe, replacement of the worst section is recommended.	P3	\$15,682.00	103150 - 1230174	12/7/2023
	Perform a drainage maintenance (kitchen + bathroom lines) per engineer recommended practices to help reduce the likelihood of sewage backups, blockages and buildup. Annual maintenance is recommended. (Budgeting Price)	P3	\$11,180.00	103150 - 1281966	8/22/2025
Pressurized MUA	The MUA's are original to the building and past the expected lifespan. They are worn out and require more frequent repairs and maintenance. (Budget for next year)	P3	\$56,000.00	103150 - 1279111	6/12/2025
	Replacement of sections of piping in Building A - P1 level. Many sections of pipe are corroding and turning green and should be replaced to avoid future leaks.	P3	\$7,540.00	103150 - 1266190	11/5/2024
Boiler 1	Burner trays and bracketing worn down on 2 domestic boilers.	P2	\$9,253.00	103150 - 1303691	9/18/2025
	Replacement of the sanitary kitchen stacks for the 05 and 07 kitchen stacks in Building B (4960 Sanders).	P3	\$13,895.00	103150 - 1301391	8/22/2025
Boiler 1	Re: Replacement of catch basin grates	P2	\$33,995.00	103150 - 1300475	8/22/2025
	Re: Replacement of domestic hot water boilers and two hot water storage tanks for the 5050 Sanders building.	P2	\$69,995.00	103150 - 1305658	9/26/2025

\*\*\*Quoted Costs are Guaranteed for 30 Days\*\*\*

### Mechanical Systems Repair Recommendations

Priority Level **P3**

Equipment Issue: The storm sewer main is original and is starting to degrade. Due to the age and condition of the pipe, replacement of the worst section is recommended.

Recommended Repair/Solution: Please see the scope of work.

Possible Outcome If Not Fixed: Leaks.

Cost of Repairs \$15,682.00

Quote #: 103150 - 1230174

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Storage tank 1

Priority Level **P3**

Equipment Issue: Replacement of the two remaining storage tanks and storage tank isolation valves/piping. Existing is in poor shape and past the expected life. (For budgeting)

Recommended Repair/Solution: Re-piping

Possible Outcome If Not Fixed: Water damage and leaks

Cost of Repairs \$25,495.00

Quote #: 103150 - 1250321

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Priority Level **P3**

Equipment Issue: No floor drain where the pool equipment is installed. (For Budgeting)

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Flood

Cost of Repairs \$3,753.50

Quote #: 103150 - 1250322

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Priority Level **P3**

Equipment Issue: Replacement of sections of piping in Building A - P1 level. Many sections of pipe are corroding and turning green and should be replaced to avoid future leaks.

Recommended Repair/Solution: See Scope of Work

Possible Outcome If Not Fixed: Leaks

Cost of Repairs \$7,540.00

Quote #: 103150 - 1266190

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Priority Level **P3**

Equipment Issue: Perform a drainage maintenance (kitchen + bathroom lines) per engineer recommended practices to help reduce the likelihood of sewage backups, blockages and buildup. Annual maintenance is recommended. (Budgeting Price)

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Sewage backups, blockages and buildup

Cost of Repairs \$11,180.00

Quote #: 103150 - 1281966

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Pressurized MUA

Priority Level **P3**

Equipment Issue: The MUA's are original to the building and past the expected lifespan. They are worn out and require more frequent repairs and maintenance. (Budget for next year)

Recommended Repair/Solution: Replace the MUAs.

Possible Outcome If Not Fixed: No cooling or heating.

Cost of Repairs \$56,000.00

Quote #: 103150 - 1279111

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Priority Level **P3**

Equipment Issue: Replacement of the sanitary kitchen stacks for the 05 and 07 kitchen stacks in Building B (4960 Sanders).

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$13,895.00

Quote #: 103150 - 1301391

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Priority Level **P2**

Equipment Issue: Re: Replacement of catch basin grates

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$33,995.00

Quote #: 103150 - 1300475

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Boiler 1

Priority Level **P2**

Equipment Issue: Burner trays and bracketing worn down on 2 domestic boilers.

Recommended Repair/Solution: Replace burner trays and bracketing on 2 domestic boilers

Possible Outcome If Not Fixed: Can lead to significant safety hazards like carbon monoxide (CO) poisoning and potential explosions, operational issues such as a pilot light going out or inefficient combustion, and ultimately boiler failure

Cost of Repairs \$9,253.00

Quote #: 103150 - 1303691

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Boiler 1

Priority Level **P2**

Equipment Issue: Re: Replacement of domestic hot water boilers and two hot water storage tanks for the 5050 Sanders building.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed:

Cost of Repairs \$69,995.00

Quote #: 103150 - 1305658

### Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
Storage tank 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around base of tank or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> -Attach hose and flush to remove any sediment <input type="checkbox"/> <input checked="" type="checkbox"/> -Check T&P for proper operation and tight shut-off.	<b>P3</b>
	Replacement of the two remaining storage tanks and storage tank isolation valves/piping. Existing is in poor shape and past the expected life. (For budgeting). - 103150 - 1250321	
Boiler 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Visual inspection of heat exchanger <input type="checkbox"/> <input checked="" type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Gas shut-off valve <input type="checkbox"/> <input checked="" type="checkbox"/> -Thermostat/Anticipator <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler pressure and temp settings <input type="checkbox"/> <input checked="" type="checkbox"/> -Expansion Tank <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler feed <input type="checkbox"/> <input checked="" type="checkbox"/> -Backflow preventor <input type="checkbox"/> <input checked="" type="checkbox"/> -Identify water leaks or signs of leakage <input type="checkbox"/> <input checked="" type="checkbox"/> -Boiler relief valve <input type="checkbox"/> <input checked="" type="checkbox"/> -Auto vents <input type="checkbox"/> <input checked="" type="checkbox"/> -Examine flue and vent conditions/drafting <input type="checkbox"/> <input checked="" type="checkbox"/> -Combustion and ventilation air <input type="checkbox"/> <input checked="" type="checkbox"/> -Proper clearances for boiler venting <input type="checkbox"/> <input checked="" type="checkbox"/> -Combustible material stored near boiler <input type="checkbox"/> <input checked="" type="checkbox"/> -Wiring condition: check electrical control wiring <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate pump if required <input type="checkbox"/> <input checked="" type="checkbox"/> -Identify / explain poly b if present <input type="checkbox"/> <input checked="" type="checkbox"/> -Mixing valve / mixed in-floor temperature <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burners \$ flames <input type="checkbox"/> <input checked="" type="checkbox"/> -Check high limit switch & safety <input type="checkbox"/> <input checked="" type="checkbox"/> -Zone valves <input type="checkbox"/> <input checked="" type="checkbox"/> -Unusual noises (air banging etc.) <input type="checkbox"/> <input checked="" type="checkbox"/> -Check operation of condensate pumps <input type="checkbox"/> <input checked="" type="checkbox"/> -Check condensate trap if present <input type="checkbox"/> <input checked="" type="checkbox"/> -Check dirt trap/side stream filter <input type="checkbox"/> <input checked="" type="checkbox"/> -Carbon Monoxide test <input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of carbon monoxide <input type="checkbox"/> <input checked="" type="checkbox"/> -Advise customer of annual maintenance & service <input type="checkbox"/> <input checked="" type="checkbox"/> -Additional comments & suggestions	<b>P2</b>
	Burner trays and bracketing worn down on 2 domestic boilers. - 103150 - 1303691	
	Re: Replacement of domestic hot water boilers and two hot water storage tanks for the 5050	

Sanders building. - 103150 - 1305658

- Pump 1
- Inspect for vibrations, unusual noises, odors, etc.
  - Inspect mechanical seals or packing glands; adjust as required.
  - Check hand valves, lubricate and adjust packing as required.
  - Inspect motor windings for dirt buildup; clean ventilation openings.
  - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
  - Check motor amperes; record readings.
  - Verify associated gauges accuracy; record pressures.

OK

- Boiler 2
- Visual inspection of heat exchanger
  - Test Gas Pilot Safety System/Gas Leaks
  - Gas shut-off valve
  - Thermostat/Anticipator
  - Boiler pressure and temp settings
  - Expansion Tank
  - Boiler feed
  - Backflow preventor
  - Identify water leaks or signs of leakage
  - Boiler relief valve
  - Auto vents
  - Examine flue and vent conditions/drafting
  - Combustion and ventilation air
  - Proper clearances for boiler venting
  - Combustible material stored near boiler
  - Wiring condition: check electrical control wiring
  - Lubricate pump if required
  - Identify / explain poly b if present
  - Mixing valve / mixed in-floor temperature
  - Check burners & flames
  - Check high limit switch & safety
  - Zone valves
  - Unusual noises (air banging etc.)
  - Check operation of condensate pumps
  - Check condensate trap if present
  - Check dirt trap/side stream filter
  - Carbon Monoxide test
  - Advise customer of carbon monoxide
  - Advise customer of annual maintenance & service
  - Additional comments & suggestions

P2

Burner trays and bracketing worn down on 2 domestic boilers. - 103150 - 1303691

Re: Replacement of domestic hot water boilers and two hot water storage tanks for the 5050 Sanders building. - 103150 - 1305658

- Pump 2
- Inspect for vibrations, unusual noises, odors, etc.
  - Inspect mechanical seals or packing glands; adjust as required.
  - Check hand valves, lubricate and adjust packing as required.
  - Inspect motor windings for dirt buildup; clean ventilation openings.
  - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
  - Check motor amperes; record readings.
  - Verify associated gauges accuracy; record pressures.

OK

- Pump 3
- Inspect for vibrations, unusual noises, odors, etc.
  - Inspect mechanical seals or packing glands; adjust as required.
  - Check hand valves, lubricate and adjust packing as required.
  - Inspect motor windings for dirt buildup; clean ventilation openings.
  - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
  - Check motor amperes; record readings.
  - Verify associated gauges accuracy; record pressures.

OK

Boiler 3	<ul style="list-style-type: none"><li><input type="checkbox"/> -Visual inspection of heat exchanger</li><li><input type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks</li><li><input type="checkbox"/> -Gas shut-off valve</li><li><input type="checkbox"/> -Thermostat/Anticipator</li><li><input type="checkbox"/> -Boiler pressure and temp settings</li><li><input type="checkbox"/> -Expansion Tank</li><li><input type="checkbox"/> -Boiler feed</li><li><input type="checkbox"/> -Backflow preventor</li><li><input type="checkbox"/> -Identify water leaks or signs of leakage</li><li><input type="checkbox"/> -Boiler relief valve</li><li><input type="checkbox"/> -Auto vents</li><li><input type="checkbox"/> -Examine flue and vent conditions/drafting</li><li><input type="checkbox"/> -Combustion and ventilation air</li><li><input type="checkbox"/> -Proper clearances for boiler venting</li><li><input type="checkbox"/> -Combustible material stored near boiler</li><li><input type="checkbox"/> -Wiring condition: check electrical control wiring</li><li><input type="checkbox"/> -Lubricate pump if required</li><li><input type="checkbox"/> -Identify / explain poly b if present</li><li><input type="checkbox"/> -Mixing valve / mixed in-floor temperature</li><li><input type="checkbox"/> -Check burners \$ flames</li><li><input type="checkbox"/> -Check high limit switch &amp; safety</li><li><input type="checkbox"/> -Zone valves</li><li><input type="checkbox"/> -Unusual noises (air banging etc.)</li><li><input type="checkbox"/> -Check operation of condensate pumps</li><li><input type="checkbox"/> -Check condensate trap if present</li><li><input type="checkbox"/> -Check dirt trap/side stream filter</li><li><input type="checkbox"/> -Carbon Monoxide test</li><li><input type="checkbox"/> -Advise customer of carbon monoxide</li><li><input type="checkbox"/> -Advise customer of annual maintenance &amp; service</li><li><input type="checkbox"/> -Additional comments &amp; suggestions</li></ul>	P2
<p>Burner trays and bracketing worn down on 2 domestic boilers. - 103150 - 1303691</p> <p>Re: Replacement of domestic hot water boilers and two hot water storage tanks for the 5050 Sanders building. - 103150 - 1305658</p>		
L Water Cut 1	<ul style="list-style-type: none"><li><input type="checkbox"/> -Inspect operation</li><li><input type="checkbox"/> -Test</li><li><input type="checkbox"/> -Take readings</li></ul>	OK
Boiler 4	<ul style="list-style-type: none"><li><input type="checkbox"/> -Visual inspection of heat exchanger</li><li><input type="checkbox"/> -Test Gas Pilot Safety System/Gas Leaks</li><li><input type="checkbox"/> -Gas shut-off valve</li><li><input type="checkbox"/> -Thermostat/Anticipator</li><li><input type="checkbox"/> -Boiler pressure and temp settings</li><li><input type="checkbox"/> -Expansion Tank</li><li><input type="checkbox"/> -Boiler feed</li><li><input type="checkbox"/> -Backflow preventor</li><li><input type="checkbox"/> -Identify water leaks or signs of leakage</li><li><input type="checkbox"/> -Boiler relief valve</li><li><input type="checkbox"/> -Auto vents</li><li><input type="checkbox"/> -Examine flue and vent conditions/drafting</li><li><input type="checkbox"/> -Combustion and ventilation air</li><li><input type="checkbox"/> -Proper clearances for boiler venting</li><li><input type="checkbox"/> -Combustible material stored near boiler</li><li><input type="checkbox"/> -Wiring condition: check electrical control wiring</li><li><input type="checkbox"/> -Lubricate pump if required</li><li><input type="checkbox"/> -Identify / explain poly b if present</li><li><input type="checkbox"/> -Mixing valve / mixed in-floor temperature</li><li><input type="checkbox"/> -Check burners \$ flames</li><li><input type="checkbox"/> -Check high limit switch &amp; safety</li></ul>	P2

- Zone valves
- Unusual noises (air banging etc.)
- Check operation of condensate pumps
- Check condensate trap if present
- Check dirt trap/side stream filter
- Carbon Monoxide test
- Advise customer of carbon monoxide
- Advise customer of annual maintenance & service
- Additional comments & suggestions

Burner trays and bracketing worn down on 2 domestic boilers. - 103150 - 1303691

Re: Replacement of domestic hot water boilers and two hot water storage tanks for the 5050 Sanders building. - 103150 - 1305658

- Pump 4
- Inspect for vibrations, unusual noises, odors, etc.
  - Inspect mechanical seals or packing glands; adjust as required.
  - Check hand valves, lubricate and adjust packing as required.
  - Inspect motor windings for dirt buildup; clean ventilation openings.
  - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.
  - Check motor amperes; record readings.
  - Verify associated gauges accuracy; record pressures.

OK

- L Water Cut 2
- Inspect operation
  - Test
  - Take readings

OK

- Boiler control
- Visual inspection of heat exchanger
  - Test Gas Pilot Safety System/Gas Leaks
  - Gas shut-off valve
  - Thermostat/Anticipator
  - Boiler pressure and temp settings
  - Expansion Tank
  - Boiler feed
  - Backflow preventor
  - Identify water leaks or signs of leakage
  - Boiler relief valve
  - Auto vents
  - Examine flue and vent conditions/drafting
  - Combustion and ventilation air
  - Proper clearances for boiler venting
  - Combustible material stored near boiler
  - Wiring condition: check electrical control wiring
  - Lubricate pump if required
  - Identify / explain poly b if present
  - Mixing valve / mixed in-floor temperature
  - Check burners \$ flames
  - Check high limit switch & safety
  - Zone valves
  - Unusual noises (air banging etc.)
  - Check operation of condensate pumps
  - Check condensate trap if present
  - Check dirt trap/side stream filter
  - Carbon Monoxide test
  - Advise customer of carbon monoxide
  - Advise customer of annual maintenance & service
  - Additional comments & suggestions

OK

- Che. Pot Feeder
- Inspect operation
  - Test
  - Take readings

OK

Side St. Filt.	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition	OK
Pump 5	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 6	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Backflow 1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Boost Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Boost Pump 2	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Exp Tank 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Backflow 2	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition	OK
Sump Pump 1	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Sump Catch	<input type="checkbox"/> <input checked="" type="checkbox"/> -Check sump <input type="checkbox"/> <input checked="" type="checkbox"/> -Note condition	OK
Pressurized MUA	<input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect condition of belts and pulleys; check alignment. <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate fan shaft bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Lubricate motor bearings (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Check gas valves for leaks and proper shutoffs. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect and clean all air intake screens. <input type="checkbox"/> <input checked="" type="checkbox"/> -Inspect burners, heat exchanger, and report conditions. <input type="checkbox"/> <input checked="" type="checkbox"/> -Check burner sequence of operation and air flow safety circuit. <input type="checkbox"/> <input checked="" type="checkbox"/> -Test flame safeguard, thermocouple and all safeties. <input type="checkbox"/> <input checked="" type="checkbox"/> -Verify economizer operational (if applicable). <input type="checkbox"/> <input checked="" type="checkbox"/> -Secure all unit panels and inspect insulation and seals.	P3

The MUA's are original to the building and past the expected lifespan. They are worn out and require more frequent repairs and maintenance. (Budget for next year). - 103150 - 1279111

Exp Tank 2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> - Check pressure, if applicable. <input type="checkbox"/> ✓ <input type="checkbox"/> -Adjust pressure as required	OK
Pump 7	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Pump 8	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect for vibrations, unusual noises, odors, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect mechanical seals or packing glands; adjust as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check hand valves, lubricate and adjust packing as required. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect motor windings for dirt buildup; clean ventilation openings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc. <input type="checkbox"/> ✓ <input type="checkbox"/> -Check motor amperes; record readings. <input type="checkbox"/> ✓ <input type="checkbox"/> -Verify associated gauges accuracy; record pressures.	OK
Backflow 3	<input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition	OK
Backflow 4	<input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition	OK