

Client Name Horizon Tower Holdings Limited (Tower B)  
 Site Address 4960 Sanders St Burnaby BC  
 Date Service Completed 4/10/23

Invoice Number 1163275

## 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
Drainage maintenance.	P2	\$7,485.00	152272 - 1112999	9/06/22
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/23
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/04/23
Boiler #1 is leaking.	P2	\$17,995.00	152272 - 1071749	5/12/20
The riser shutoff valves need replacing.	P2	\$11,995.00	152272 - 1137138	11/22/21
The booster pump need replacing.	P2	\$53,395.00	152272 - 1153650	11/18/22
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/06/22
Water quality in heating piping is poor	P1	\$4,266.00	152272 - 1202573	5/02/23

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

## Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: Boiler #1 is leaking.  
 Recommended Repair/Solution: Replace the boiler.  
 Possible Outcome If Not Fixed: No heating.  
 Cost of Repairs \$17,995.00  
 Quote #: 152272 - 1071749

Priority Level **P2**

Equipment Issue: Drainage maintenance.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: An increased likelihood of major sewage floods.  
Cost of Repairs \$7,485.00  
Quote #: 152272 - 1112999

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Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.  
Recommended Repair/Solution: Replace the riser shutoff valves.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs \$11,995.00  
Quote #: 152272 - 1137138

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Priority Level **P2**

Equipment Issue: The booster pump need replacing.  
Recommended Repair/Solution: Replacement of the existing standard-speed booster pump with a new energy efficient, variable frequency drive Grundfos booster pump system as designed by Milani in accordance with Grundfos for optimal design and building efficiencies.  
Possible Outcome If Not Fixed: An inefficient system.  
Cost of Repairs \$53,395.00  
Quote #: 152272 - 1153650

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Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.  
Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1159949

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Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.  
Recommended Repair/Solution: Repipe the lines.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.  
Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.  
Possible Outcome If Not Fixed: Damage to equipment or the building.  
Cost of Repairs \$2,621.60  
Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor  
Recommended Repair/Solution: Chemical testing  
Possible Outcome If Not Fixed: Corrosion and leaks  
Cost of Repairs \$4,266.00  
Quote #: 152272 - 1202573

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**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
	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>OK</b>
	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>OK</b>
	Checked housing and inspected system. No leaks found. Replaced filter as required.	<b>OK</b>
	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>OK</b>
	Inspect system, no leaks found. Advise if annual testing is due.	<b>OK</b>
	Inspected system, no leaks found. Pressure relief valve tested, operation okay. Tank is secure.	<b>OK</b>

Inspected system for proper operation, reviewed readings. Tested and adjusted as required.	OK
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
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
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 proper operation including mechanical seals, valves, motor, and electrical components. Checked for unusual vibrations, noises, and odors. Amp draw okay. No leaks found.	OK
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
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
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
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
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
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
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
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
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
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
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
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

Client Name Horizon Tower Holdings Limited (Tower B)  
Site Address 4960 Sanders St Burnaby BC  
Date Service Completed 4/18/2023

Invoice Number 1163274

### 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
Drainage maintenance.	P2	\$7,485.00	152272 - 1112999	9/6/2022
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/2023
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/4/2023
The riser shutoff valves need replacing.	P2	\$11,995.00	152272 - 1137138	11/22/2021
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/6/2022
Water quality in heating piping is poor	P1	\$4,266.00	152272 - 1202573	5/2/2023

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

### Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: Drainage maintenance.  
Recommended Repair/Solution: Please see the scope of work.  
Possible Outcome If Not Fixed: An increased likelihood of major sewage floods.  
Cost of Repairs \$7,485.00  
Quote #: 152272 - 1112999

Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.  
Recommended Repair/Solution: Replace the riser shutoff valves.  
Possible Outcome If Not Fixed: Leaks.  
Cost of Repairs \$11,995.00  
Quote #: 152272 - 1137138

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Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.  
Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1159949

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Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.  
Recommended Repair/Solution: Repipe the lines.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.  
Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.  
Possible Outcome If Not Fixed: Damage to equipment or the building.  
Cost of Repairs \$2,621.60  
Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor

Recommended Repair/Solution: Chemical testing

Possible Outcome If Not Fixed: Corrosion and leaks

Cost of Repairs \$4,266.00

Quote #: 152272 - 1202573

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
Recirc 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.	OK
Recirc 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
Sidestream f #1	Checked housing and inspected system. No leaks found. Replaced filter as required.	OK
Recirc 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
Backflow #1	Inspect system, no leaks found. Advise if annual testing is due.	OK
Expansion T #1	Inspected system, no leaks found. Pressure relief valve tested, operation okay. Tank is secure.	OK
Boiler Contr #1	Inspected system for proper operation, reviewed readings. Tested and adjusted as required.	OK
Recirc 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
Recirc 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
Storage Tank #2	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	OK
Heating 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.	OK
Recirc 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
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.	OK
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.	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

Boiler #4	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
Boiler #5	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 #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.	OK
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
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
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
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

Client Name Horizon Tower Holding  
Site Address 4960 Sanders St Burnaby BC  
Date Service Completed 10/10/2023

Invoice Number 1213850

### 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
The water lines are aged and need replacing.	<b>P2</b>		152272 - 1197290	3/30/2023
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	<b>P1</b>	\$2,621.60	152272 - 1198796	4/4/2023
The riser shutoff valves need replacing.	<b>P2</b>	\$11,995.00	152272 - 1137138	11/22/2021
The kitchen stack pipe needs replacing.	<b>P2</b>		152272 - 1159949	5/6/2022
Water quality in heating piping is poor	<b>P1</b>	\$4,266.00	152272 - 1202573	5/2/2023
To comply with city code for future addition of washing machines to suites.	<b>P3</b>		152272 - 1215714	8/17/2023

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

### Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.

Recommended Repair/Solution: Replace the riser shutoff valves.

Possible Outcome If Not Fixed: Leaks.

Cost of Repairs \$11,995.00

Quote #: 152272 - 1137138

Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.  
Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1159949

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Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.  
Recommended Repair/Solution: Repipe the lines.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.  
Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.  
Possible Outcome If Not Fixed: Damage to equipment or the building.  
Cost of Repairs \$2,621.60  
Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor  
Recommended Repair/Solution: Chemical testing  
Possible Outcome If Not Fixed: Corrosion and leaks  
Cost of Repairs \$4,266.00  
Quote #: 152272 - 1202573

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Priority Level **P3**

Equipment Issue: To comply with city code for future addition of washing machines to suites.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Non-compliance with code may restrict building from adding washing machines to suites.

Cost of Repairs

Quote #: 152272 - 1215714

### Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
Recirc 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.	OK
Recirc 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
Sidestream f #1	Checked housing and inspected system. No leaks found. Replaced filter as required.	OK
Recirc 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
Backflow #1	Inspect system, no leaks found. Advise if annual testing is due.	OK
Expansion T #1	Inspected system, no leaks found. Pressure relief valve tested, operation okay. Tank is secure.	OK
Boiler Contr #1	Inspected system for proper operation, reviewed readings. Tested and adjusted as required.	OK
Recirc 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
Recirc 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
Storage Tank #2	Inspected system for any signs of leaking. Checked pressure relief valve and tested. Operation okay. Tank is secure. No leaks found.	OK
Heating 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.	OK
Recirc 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
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.	OK
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.	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
Boiler #4	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
Boiler #5	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 #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.	OK
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
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
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
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

Client Name Horizon Tower Holding  
Site Address 4960 Sanders St Burnaby BC  
Date Service Completed 1/9/2024

Invoice Number 1163276

### 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
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/2023
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/4/2023
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/6/2022
Water quality in heating piping is poor	P1	\$4,266.00	152272 - 1202573	5/2/2023
To comply with city code for future addition of washing machines to suites.	P3		152272 - 1215714	8/17/2023
Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.	P1		152272 - 1224156	10/25/2023
The riser shutoff valves need replacing.	P2		152272 - 1239571	2/21/2024

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

### Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.  
Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1159949

Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.  
Recommended Repair/Solution: Repipe the lines.  
Possible Outcome If Not Fixed: Leakage and water damage.  
Cost of Repairs  
Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.  
Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.  
Possible Outcome If Not Fixed: Damage to equipment or the building.  
Cost of Repairs \$2,621.60  
Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor  
Recommended Repair/Solution: Chemical testing  
Possible Outcome If Not Fixed: Corrosion and leaks  
Cost of Repairs \$4,266.00  
Quote #: 152272 - 1202573

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Priority Level **P3**

Equipment Issue: To comply with city code for future addition of washing machines to suites.  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Non-compliance with code may restrict building from adding washing machines to suites.  
Cost of Repairs  
Quote #: 152272 - 1215714

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Priority Level **P1**

Equipment Issue: Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.

Recommended Repair/Solution: Replacement

Possible Outcome If Not Fixed: Continued leaks leading to water damage.

Cost of Repairs

Quote #: 152272 - 1224156

Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Leak

Cost of Repairs

Quote #: 152272 - 1239571

## Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
Recirc Pump #1	<ul style="list-style-type: none"> <li><input type="checkbox"/> - Inspect for vibrations, unusual noises, odors, etc.</li> <li><input type="checkbox"/> - Inspect mechanical seals or packing glands; adjust as required.</li> <li><input type="checkbox"/> - Check hand valves, lubricate and adjust packing as required.</li> <li><input type="checkbox"/> - Inspect motor windings for dirt buildup; clean ventilation openings.</li> <li><input type="checkbox"/> - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li> <li><input type="checkbox"/> - Check motor amperes; record readings.</li> <li><input type="checkbox"/> - Verify associated gauges accuracy; record pressures.</li> </ul>	OK
Recirc Pump #2	<ul style="list-style-type: none"> <li><input type="checkbox"/> - Inspect for vibrations, unusual noises, odors, etc.</li> <li><input type="checkbox"/> - Inspect mechanical seals or packing glands; adjust as required.</li> <li><input type="checkbox"/> - Check hand valves, lubricate and adjust packing as required.</li> <li><input type="checkbox"/> - Inspect motor windings for dirt buildup; clean ventilation openings.</li> <li><input type="checkbox"/> - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li> <li><input type="checkbox"/> - Check motor amperes; record readings.</li> <li><input type="checkbox"/> - Verify associated gauges accuracy; record pressures.</li> </ul>	OK
Sidestream f #1	<ul style="list-style-type: none"> <li><input type="checkbox"/> - Replace Filter</li> <li><input type="checkbox"/> - Check housing condition</li> <li><input type="checkbox"/> - Check side stream flow indicator if applicable</li> <li><input type="checkbox"/> - Check for leaks</li> </ul>	OK
Recirc Pump #3	<ul style="list-style-type: none"> <li><input type="checkbox"/> - Inspect for vibrations, unusual noises, odors, etc.</li> <li><input type="checkbox"/> - Inspect mechanical seals or packing glands; adjust as required.</li> <li><input type="checkbox"/> - Check hand valves, lubricate and adjust packing as required.</li> <li><input type="checkbox"/> - Inspect motor windings for dirt buildup; clean ventilation openings.</li> <li><input type="checkbox"/> - Inspect electrical connections and contactors for signs of wear, arcing, overheating, etc.</li> <li><input type="checkbox"/> - Check motor amperes; record readings.</li> <li><input type="checkbox"/> - Verify associated gauges accuracy; record pressures.</li> </ul>	OK

Backflow #1	<input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition	OK
Pot Feeder #1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
Expansion T #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
Boiler Contr #1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
Recirc Pump #4	<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
Recirc Pump #5	<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
L Water Cut #1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
L Water Cut #2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
Storage Tank #2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around base of tank or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> -Attach hose and flush to remove any sediment <input type="checkbox"/> ✓ <input type="checkbox"/> -Check T&P for proper operation and tight shut-off.	OK
Heating 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
Recirc 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

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

Boiler #4

- 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 #5	<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
Plate Exchan #1	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> - Check gauges to ensure proper temperature</li><li><input checked="" type="checkbox"/> - Check connections for leaks.</li><li><input checked="" type="checkbox"/> - Check outer casing for rust or corrosion</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

- 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 #5

- 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

Client Name      Horizon Tower Holding (Building B)  
 Site Address     4960 Sanders St Burnaby BC  
 Date Service Completed      5/14/2024

Invoice Number    1213851

## 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
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/2023
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/4/2023
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/6/2022
Water quality in heating piping is poor	P1	\$4,266.00	152272 - 1202573	5/2/2023
To comply with city code for future addition of washing machines to suites.	P3		152272 - 1215714	8/17/2023
Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.	P1		152272 - 1224156	10/25/2023
The riser shutoff valves need replacing.	P2		152272 - 1239571	2/21/2024
Pump #1      The main heating pump is running noisy	P1	\$2,986.00	152272 - 1241060	3/7/2024
Both shower faucet and spout works at the same time.	P1	\$1,445.60	152272 - 1240278	3/14/2024
Heating Pump #1      Both main heating pump in B building is running noisy	P1		152272 - 1250075	5/23/2024
Connections leaking in the boiler room	P1	\$5,578.70	152272 - 1253914	7/3/2024

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

## Mechanical Systems Repair Recommendations

Priority Level    **P2**

Equipment Issue:                      The kitchen stack pipe needs replacing.  
 Recommended Repair/Solution:    Replace the kitchen stack pipe and the old copper water pipe.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1159949

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Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.

Recommended Repair/Solution: Repipe the lines.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.

Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.

Possible Outcome If Not Fixed: Damage to equipment or the building.

Cost of Repairs \$2,621.60

Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor

Recommended Repair/Solution: Chemical testing

Possible Outcome If Not Fixed: Corrosion and leaks

Cost of Repairs \$4,266.00

Quote #: 152272 - 1202573

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Priority Level **P3**

Equipment Issue: To comply with city code for future addition of washing machines to suites.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Non-compliance with code may restrict building from adding washing machines to suites.

Cost of Repairs

Quote #: 152272 - 1215714

---

Priority Level **P1**

Equipment Issue: Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.

Recommended Repair/Solution: Replacement

Possible Outcome If Not Fixed: Continued leaks leading to water damage.

Cost of Repairs

Quote #: 152272 - 1224156

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Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Leak

Cost of Repairs

Quote #: 152272 - 1239571

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Pump #1

Priority Level **P1**

Equipment Issue: The main heating pump is running noisy

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Damage the unit

Cost of Repairs \$2,986.00

Quote #: 152272 - 1241060

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Priority Level **P1**

Equipment Issue: Both shower faucet and spout works at the same time.

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed:

Cost of Repairs \$1,445.60

Quote #: 152272 - 1240278

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Heating Pump #1

Priority Level **P1**

Equipment Issue: Both main heating pump in B building is running noisy

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Damage the system

Cost of Repairs

Quote #: 152272 - 1250075

Priority Level **P1**

Equipment Issue: Connections leaking in the boiler room

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Water damage

Cost of Repairs \$5,578.70

Quote #: 152272 - 1253914

## Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
Recirc 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
Recirc 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
Sidestream f #1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Replace Filter <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition <input type="checkbox"/> <input checked="" type="checkbox"/> - Check side stream flow indicator if applicable <input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks	OK
Recirc Pump #3	<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 checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Pot Feeder #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Expansion T #1	<input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input checked="" type="checkbox"/> - Check pressure, if applicable. <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Boiler Contr #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Recirc 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
Recirc 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
L Water Cut #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
L Water Cut #2	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Storage Tank #2	<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
Heating 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. Main heating pump running noisy. Quote 152272-1250075	P1
Recirc 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

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

Boiler #5	<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
Plate Exchan #1	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> - Check gauges to ensure proper temperature</li> <li><input checked="" type="checkbox"/> - Check connections for leaks.</li> <li><input checked="" type="checkbox"/> - Check outer casing for rust or corrosion</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> <p>The main heating pump is running noisy - Quote 152272-1250075</p>	P1
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	<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 #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
Backflow #2	<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>	OK
Backflow #3	<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>	OK
Backflow #4	<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>	OK
Boiler1	<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

Client Name      Horizon Tower Holding (Building B)  
 Site Address     4960 Sanders St. Burnaby BC  
 Date Service Completed      10/09/24

Invoice Number    1213852

## 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
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/23
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/04/23
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/06/22
Water quality in heating piping is poor	P1	\$4,266.00	152272 - 1202573	5/02/23
To comply with city code for future addition of washing machines to suites.	P3		152272 - 1215714	8/17/23
Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.	P1		152272 - 1224156	10/25/23
The riser shutoff valves need replacing.	P2		152272 - 1239571	2/21/24
Both shower faucet and spout works at the same time.	P1	\$1,445.60	152272 - 1240278	3/14/24
Heating Pump #1 Both main heating pump in B building is running noisy	P1		152272 - 1250075	5/23/24
Connections leaking in the boiler room	P1	\$5,578.70	152272 - 1253914	7/03/24
The recirculation line in building B needs replacing.	P2	\$10,495.00	152272 - 1260858	8/28/24
The shutoff valves for the riser in the P1 hallway need replacing.	P2	\$15,984.00	152272 - 1263628	10/09/24
Pump #2 Domestic pump #2 is corroded and slowly leaking. A price is awaited from our supplier and will be sent shortly.	P1		152272 - 1266752	
There is a crack in the heating coil for the hallway make up air unit. A price is awaited from our supplier and will be sent shortly.	P1		152272 - 1266234	

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

## Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: There is a likelihood of sewage backups, blockages and buildup.

Recommended Repair/Solution: Auger out the kitchen and bathroom transition lines in both buildings.

Possible Outcome If Not Fixed: Flooding.

Cost of Repairs \$7,485.00

Quote #: 152272 - 1112999

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Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.

Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1159949

---

Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.

Recommended Repair/Solution: Repipe the lines.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1197290

---

Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.

Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.

Possible Outcome If Not Fixed: Damage to equipment or the building.

Cost of Repairs \$2,621.60

Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor  
Recommended Repair/Solution: Chemical testing  
Possible Outcome If Not Fixed: Corrosion and leaks  
Cost of Repairs \$4,266.00  
Quote #: 152272 - 1202573

---

Priority Level **P3**

Equipment Issue: To comply with city code for future addition of washing machines to suites.  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Non-compliance with code may restrict building from adding washing machines to suites.  
Cost of Repairs  
Quote #: 152272 - 1215714

---

Priority Level **P1**

Equipment Issue: Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.  
Recommended Repair/Solution: Replacement  
Possible Outcome If Not Fixed: Continued leaks leading to water damage.  
Cost of Repairs  
Quote #: 152272 - 1224156

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Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.  
Recommended Repair/Solution: See scope of work  
Possible Outcome If Not Fixed: Leak  
Cost of Repairs  
Quote #: 152272 - 1239571

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Priority Level **P1**

Equipment Issue: Both shower faucet and spout works at the same time.

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed:

Cost of Repairs \$1,445.60

Quote #: 152272 - 1240278

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## Heating Pump #1

Priority Level **P1**

Equipment Issue: Both main heating pump in B building is running noisy

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Damage the system

Cost of Repairs

Quote #: 152272 - 1250075

---

Priority Level **P1**

Equipment Issue: Connections leaking in the boiler room

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Water damage

Cost of Repairs \$5,578.70

Quote #: 152272 - 1253914

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Priority Level **P2**

Equipment Issue: The recirculation line in building B needs replacing.

Recommended Repair/Solution: Replace the line.

Possible Outcome If Not Fixed: Leaks.

Cost of Repairs \$10,495.00

Quote #: 152272 - 1260858

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Priority Level **P2**

Equipment Issue: The shutoff valves for the riser in the P1 hallway need replacing.

Recommended Repair/Solution: Replace the valves.

Possible Outcome If Not Fixed: Leaks.

Cost of Repairs \$15,984.00

Quote #: 152272 - 1263628

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Pump #2

Priority Level **P1**

Equipment Issue: Domestic pump #2 is corroded and slowly leaking. A price is awaited from our supplier and will be sent shortly.

Recommended Repair/Solution: Replace the pump.

Possible Outcome If Not Fixed: The leak will get worse.

Cost of Repairs

Quote #: 152272 - 1266752

---

Priority Level **P1**

Equipment Issue: There is a crack in the heating coil for the hallway make up air unit. A price is awaited from our supplier and will be sent shortly.

Recommended Repair/Solution: Repair with brazing.

Possible Outcome If Not Fixed: No heat in the hallways of Building B.

Cost of Repairs

Quote #: 152272 - 1266234

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**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
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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

Boiler #5

- 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

Boiler1	<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
Plate Exchan #1	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> - Check gauges to ensure proper temperature</li><li><input checked="" type="checkbox"/> - Check connections for leaks.</li><li><input checked="" type="checkbox"/> - Check outer casing for rust or corrosion</li></ul>	OK
Recirc 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
Recirc 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
Recirc 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

Recirc Pump #4	<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
Recirc 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
Heating 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>	P1
Recirc 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
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>	P1
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>	P1
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
Sidestream f #1	<input checked="" type="checkbox"/> - Replace Filter <input checked="" type="checkbox"/> - Check housing condition <input checked="" type="checkbox"/> - Check side stream flow indicator if applicable <input checked="" type="checkbox"/> - Check for leaks	OK
Pot Feeder #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Boiler Contr #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
L Water Cut #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
L Water Cut #2	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Backflow #1	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #2	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #3	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #4	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Expansion T #1	<input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input checked="" type="checkbox"/> - Check pressure, if applicable. <input checked="" type="checkbox"/> -Adjust pressure as required	OK
Storage Tank #2	<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

Client Name Horizon Tower Holding (Building B)  
 Site Address 4960 Sanders St. Burnaby BC  
 Date Service Completed 2/10/2025

Invoice Number 1275943

## 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
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/2023
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/4/2023
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/6/2022
Water quality in heating piping is poor	P1	\$4,266.00	152272 - 1202573	5/2/2023
To comply with city code for future addition of washing machines to suites.	P3		152272 - 1215714	8/17/2023
Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.	P1		152272 - 1224156	10/25/2023
The riser shutoff valves need replacing.	P2		152272 - 1239571	2/21/2024
Both shower faucet and spout works at the same time.	P1	\$1,445.60	152272 - 1240278	3/14/2024
Heating Pump #1 Both main heating pump in B building is running noisy	P1		152272 - 1250075	5/23/2024
Connections leaking in the boiler room	P1	\$5,578.70	152272 - 1253914	7/3/2024
Pipe samples from unit #502 are required.	P2	\$1,986.00	152272 - 1263871	10/3/2024
Pump #2 Domestic pump #2 is corroded and slowly leaking.	P1	\$3,281.38	152272 - 1266752B	11/7/2024
a section of pipe in the generator room leaking for the hot water line	P1	\$4,189.60	152272 - 1275745	1/23/2025
As per engineer recommended drainage maintenance practices to help reduce the likelihood of sewage backups, blockages and buildup	P2	\$11,180.00	152272 - 1281958	2/19/2025
The make up air unit is very noisy. A price is awaited and will be sent shortly.	P1		152272 - 1284726	
Quote to Replace PolyB Pipe and Drain for Bathroom Sink in Units 108 and 107	P2	\$2,995.00	152272 - 1280900	2/7/2025
Recirc Pump #6 replace recirculation pump with new storage and connection for domestic water	P2	\$3,488.00	152272 - 1276261	
Quote for kitchen drain (riser) in unit 1207	P2	\$2,230.30	152272 - 1270505	11/29/2024

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

### Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: There is a likelihood of sewage backups, blockages and buildup.

Recommended Repair/Solution: Auger out the kitchen and bathroom transition lines in both buildings.

Possible Outcome If Not Fixed: Flooding.

Cost of Repairs \$7,485.00

Quote #: 152272 - 1112999

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Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.

Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1159949

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Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.

Recommended Repair/Solution: Repipe the lines.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.

Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.

Possible Outcome If Not Fixed: Damage to equipment or the building.

Cost of Repairs \$2,621.60

Quote #: 152272 - 1198796

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Priority Level **P1**

Equipment Issue: Water quality in heating piping is poor

Recommended Repair/Solution: Chemical testing

Possible Outcome If Not Fixed: Corrosion and leaks

Cost of Repairs \$4,266.00

Quote #: 152272 - 1202573

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Priority Level **P3**

Equipment Issue: To comply with city code for future addition of washing machines to suites.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Non-compliance with code may restrict building from adding washing machines to suites.

Cost of Repairs

Quote #: 152272 - 1215714

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Priority Level **P1**

Equipment Issue: Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.

Recommended Repair/Solution: Replacement

Possible Outcome If Not Fixed: Continued leaks leading to water damage.

Cost of Repairs

Quote #: 152272 - 1224156

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Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Leak

Cost of Repairs

Quote #: 152272 - 1239571

Priority Level **P1**

Equipment Issue: Both shower faucet and spout works at the same time.

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed:

Cost of Repairs \$1,445.60

Quote #: 152272 - 1240278

Heating Pump #1

Priority Level **P1**

Equipment Issue: Both main heating pump in B building is running noisy

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Damage the system

Cost of Repairs

Quote #: 152272 - 1250075

Priority Level **P1**

Equipment Issue: Connections leaking in the boiler room

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Water damage

Cost of Repairs \$5,578.70

Quote #: 152272 - 1253914

Priority Level **P2**

Equipment Issue: Pipe samples from unit #502 are required.  
Recommended Repair/Solution: Take the samples before the unit becomes occupied again.  
Possible Outcome If Not Fixed: No samples.  
Cost of Repairs \$1,986.00  
Quote #: 152272 - 1263871

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## Pump #2

Priority Level **P1**

Equipment Issue: Domestic pump #2 is corroded and slowly leaking.  
Recommended Repair/Solution: Replace the pump.  
Possible Outcome If Not Fixed: The leak will get worse.  
Cost of Repairs \$3,281.38  
Quote #: 152272 - 1266752

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Priority Level **P2**

Equipment Issue: Quote for kitchen drain (riser) in unit 1207  
Recommended Repair/Solution: See Scope of work  
Possible Outcome If Not Fixed:  
Cost of Repairs \$2,230.30  
Quote #: 152272 - 1270505

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Priority Level **P1**

Equipment Issue: a section of pipe in the generator room leaking for the hot water line  
Recommended Repair/Solution: Repair  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$4,189.60  
Quote #: 152272 - 1275745

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Recirc Pump #6

Priority Level **P2**

Equipment Issue: replace recirculation pump with new storage and connection for domestic water

Recommended Repair/Solution: See Scope of Work

Possible Outcome If Not Fixed: Failure of the Recirculation pump

Cost of Repairs \$3,488.00

Quote #: 152272 - 1276261

Priority Level **P2**

Equipment Issue: Quote to Replace PolyB Pipe and Drain for Bathroom Sink in Units 108 and 107

Recommended Repair/Solution: See Scope of Work

Possible Outcome If Not Fixed:

Cost of Repairs \$2,995.00

Quote #: 152272 - 1280900

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 #: 152272 - 1281958

Priority Level **P1**

Equipment Issue: The make up air unit is very noisy. A price is awaited and will be sent shortly.

Recommended Repair/Solution: Replace the shaft and bearings.

Possible Outcome If Not Fixed: No heating or cooling.

Cost of Repairs

Quote #: 152272 - 1284726

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
Recirc 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.  replace recirculation pump with new storage and connection for domestic water - 152272 - 1276261	P2
Recirc 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
Sidestream f #1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Replace Filter <input type="checkbox"/> <input checked="" type="checkbox"/> - Check housing condition <input type="checkbox"/> <input checked="" type="checkbox"/> - Check side stream flow indicator if applicable <input type="checkbox"/> <input checked="" type="checkbox"/> - Check for leaks	OK
Recirc Pump #3	<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
Pot Feeder #1	<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
Expansion T #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
Boiler Contr #1	<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
Recirc Pump #4	<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

Recirc 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
L Water Cut #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
L Water Cut #2	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Storage Tank #2	<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
Heating 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.  Both main heating pump in B building is running noisy - 152272 - 1250075	P1
Recirc 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

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

Boiler #5	<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
Plate Exchan #1	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> - Check gauges to ensure proper temperature</li><li><input checked="" type="checkbox"/> - Check connections for leaks.</li><li><input checked="" type="checkbox"/> - Check outer casing for rust or corrosion</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> <p>Domestic pump #2 is corroded and slowly leaking - 152272 - 1266752B</p>	P1
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
Backflow #2	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #3	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #4	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Boiler1	<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

Client Name      Horizon Tower (Building B)  
 Site Address     4960 Sanders St. Burnaby BC  
 Date Service Completed      5/27/2025

Invoice Number    1275944

## 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
The water lines are aged and need replacing.	P2		152272 - 1197290	3/30/2023
Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.	P1	\$2,621.60	152272 - 1198796	4/4/2023
The kitchen stack pipe needs replacing.	P2		152272 - 1159949	5/6/2022
To comply with city code for future addition of washing machines to suites.	P3		152272 - 1215714	8/17/2023
Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.	P1		152272 - 1224156	10/25/2023
The riser shutoff valves need replacing.	P2		152272 - 1239571	2/21/2024
Both shower faucet and spout works at the same time.	P1	\$1,445.60	152272 - 1240278	3/14/2024
Heating Pump #1 Both main heating pump in B building is running noisy	P1		152272 - 1250075	5/23/2024
Connections leaking in the boiler room	P1	\$5,578.70	152272 - 1253914	7/3/2024
Pipe samples from unit #502 are required.	P2	\$1,986.00	152272 - 1263871	10/3/2024
Pump #2 Domestic pump #2 is corroded and slowly leaking.	P1	\$3,281.38	152272 - 1266752B	11/7/2024
a section of pipe in the generator room leaking for the hot watr line	P1	\$4,189.60	152272 - 1275745	1/23/2025
Recirc Pump #6 replace recirculation pump with new storage and connection for domestic water	P2	\$3,488.00	152272 - 1276261	
Quote for kitchen drain (riser) in unit 1207	P2	\$2,230.30	152272 - 1270505	11/29/2024
Fixed Speed Domestic Recirculation Pump	P1	\$3,934.48	152272 - 1275944	6/5/2025
Parkade Stall#1 Drainage Pipes Leaking In Wall	P1	\$5,875.35	152272 - 1292996A	6/2/2025

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

## Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: There is a likelihood of sewage backups, blockages and buildup.

Recommended Repair/Solution: Auger out the kitchen and bathroom transition lines in both buildings.

Possible Outcome If Not Fixed: Flooding.

Cost of Repairs \$7,485.00

Quote #: 152272 - 1112999

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Priority Level **P2**

Equipment Issue: The kitchen stack pipe needs replacing.

Recommended Repair/Solution: Replace the kitchen stack pipe and the old copper water pipe.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1159949

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Priority Level **P2**

Equipment Issue: The water lines are aged and need replacing.

Recommended Repair/Solution: Repipe the lines.

Possible Outcome If Not Fixed: Leakage and water damage.

Cost of Repairs

Quote #: 152272 - 1197290

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Priority Level **P1**

Equipment Issue: Fortis BC labelled a minor gas leak from the outside gas regulator by the motor.

Recommended Repair/Solution: Shut off the gas to the building and replace the regulator.

Possible Outcome If Not Fixed: Damage to equipment or the building.

Cost of Repairs \$2,621.60

Quote #: 152272 - 1198796

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Priority Level **P3**

Equipment Issue: To comply with city code for future addition of washing machines to suites.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Non-compliance with code may restrict building from adding washing machines to suites.

Cost of Repairs

Quote #: 152272 - 1215714

Priority Level **P1**

Equipment Issue: Horizontal cast iron drain pipe serving the 07 kitchen sink stack is old, worn thin and has temporary patch work that needs replacing.

Recommended Repair/Solution: Replacement

Possible Outcome If Not Fixed: Continued leaks leading to water damage.

Cost of Repairs

Quote #: 152272 - 1224156

Priority Level **P2**

Equipment Issue: The riser shutoff valves need replacing.

Recommended Repair/Solution: See scope of work

Possible Outcome If Not Fixed: Leak

Cost of Repairs

Quote #: 152272 - 1239571

Priority Level **P1**

Equipment Issue: Both shower faucet and spout works at the same time.

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed:

Cost of Repairs \$1,445.60

Quote #: 152272 - 1240278

## Heating Pump #1

Priority Level **P1**

Equipment Issue: Both main heating pump in B building is running noisy

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Damage the system

Cost of Repairs

Quote #: 152272 - 1250075

Priority Level **P1**

Equipment Issue: Connections leaking in the boiler room

Recommended Repair/Solution: Repair

Possible Outcome If Not Fixed: Water damage

Cost of Repairs \$5,578.70

Quote #: 152272 - 1253914

Priority Level **P2**

Equipment Issue: Pipe samples from unit #502 are required.

Recommended Repair/Solution: Take the samples before the unit becomes occupied again.

Possible Outcome If Not Fixed: No samples.

Cost of Repairs \$1,986.00

Quote #: 152272 - 1263871

## Pump #2

Priority Level **P1**

Equipment Issue: Domestic pump #2 is corroded and slowly leaking.

Recommended Repair/Solution: Replace the pump.

Possible Outcome If Not Fixed: The leak will get worse.

Cost of Repairs \$3,281.38

Quote #: 152272 - 1266752

Priority Level **P2**

Equipment Issue: Quote for kitchen drain (riser) in unit 1207  
Recommended Repair/Solution: See Scope of work  
Possible Outcome If Not Fixed:  
Cost of Repairs \$2,230.30  
Quote #: 152272 - 1270505

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Priority Level **P1**

Equipment Issue: a section of pipe in the generator room leaking for  
the hot water line  
Recommended Repair/Solution: Repair  
Possible Outcome If Not Fixed: Water damage  
Cost of Repairs \$4,189.60  
Quote #: 152272 - 1275745

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Recirc Pump #6

Priority Level **P2**

Equipment Issue: replace recirculation pump with new storage and  
connection for domestic water  
Recommended Repair/Solution: See Scope of Work  
Possible Outcome If Not Fixed: Failure of the Recirculation pump  
Cost of Repairs \$3,488.00  
Quote #: 152272 - 1276261

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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 \$3,934.48  
 Quote #: 152272 - 1275944

Priority Level **P1**

Equipment Issue: Parkade Stall#1 Drainage Pipes Leaking In Wall  
 Recommended Repair/Solution: Cut Out Portion Of Wall And Replace Piping And Fittings  
 Possible Outcome If Not Fixed: Leak Will Continue To Persist And Get Worse  
 Cost of Repairs \$5,875.35  
 Quote #: 152272 - 1292996

**Mechanical Systems Equipment Condition Summary**

Item	Comments	Priority Level
Recirc Pump #1	<input 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.	<b>OK</b>
Recirc Pump #2	<input 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.	<b>OK</b>

Sidestream f #1	<input type="checkbox"/> ✓ <input type="checkbox"/> - Replace Filter <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition <input type="checkbox"/> ✓ <input type="checkbox"/> - Check side stream flow indicator if applicable <input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks	OK
Recirc Pump #3	<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 #1	<input type="checkbox"/> ✓ <input type="checkbox"/> - Check for leaks <input type="checkbox"/> ✓ <input type="checkbox"/> - Check housing condition	OK
Pot Feeder #1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
Expansion T #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
Boiler Contr #1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
Recirc Pump #4	<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
Recirc Pump #5	<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
L Water Cut #1	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
L Water Cut #2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Inspect operation <input type="checkbox"/> ✓ <input type="checkbox"/> -Test <input type="checkbox"/> ✓ <input type="checkbox"/> -Take readings	OK
Storage Tank #2	<input type="checkbox"/> ✓ <input type="checkbox"/> -Check for any signs of leaking around base of tank or any other location. <input type="checkbox"/> ✓ <input type="checkbox"/> -Attach hose and flush to remove any sediment <input type="checkbox"/> ✓ <input type="checkbox"/> -Check T&P for proper operation and tight shut-off.	OK

- Heating 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.

P1

Both main heating pump in B building is running noisy-152272 - 1250075

- Recirc Pump #6
- ✓ -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.

P2

replace recirculation pump with new storage and connection for domestic water -152272 - 1276261

- 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

Boiler #5	<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
Plate Exchan #1	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> - Check gauges to ensure proper temperature</li><li><input checked="" type="checkbox"/> - Check connections for leaks.</li><li><input checked="" type="checkbox"/> - Check outer casing for rust or corrosion</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> <p>Domestic pump #2 is corroded and slowly leaking - 152272 - 1266752B</p>	P1
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
Backflow #2	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #3	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Backflow #4	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Boiler1	<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

Client Name Horizon Tower (Building B)  
Site Address 4960 Sanders St. Burnaby BC  
Date Service Completed 9/17/2025

Invoice Number 1275945

### 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>
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)	<b>P3</b>	\$55,995.00	152272 - 1279111	8/18/2025

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

### Mechanical Systems Repair Recommendations

Priority Level **P2**

Equipment Issue: There is a likelihood of sewage backups, blockages and buildup.

Recommended Repair/Solution: Auger out the kitchen and bathroom transition lines in both buildings.

Possible Outcome If Not Fixed: Flooding.

Cost of Repairs \$0.00

Quote #: 152272 - 1112999

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 air circulation or heating in hallways.

Cost of Repairs \$55,995.00

Quote #: 152272 - 1279111

### Mechanical Systems Equipment Condition Summary

Item	Comments	Priority Level
Recirc 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
Recirc 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
Sidestream f #1	<input checked="" type="checkbox"/> - Replace Filter <input checked="" type="checkbox"/> - Check housing condition <input checked="" type="checkbox"/> - Check side stream flow indicator if applicable <input checked="" type="checkbox"/> - Check for leaks	OK
Recirc Pump #3	<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
Backflow #1	<input checked="" type="checkbox"/> - Check for leaks <input checked="" type="checkbox"/> - Check housing condition	OK
Pot Feeder #1	<input checked="" type="checkbox"/> -Inspect operation <input checked="" type="checkbox"/> -Test <input checked="" type="checkbox"/> -Take readings	OK
Expansion Tank1	<input checked="" type="checkbox"/> -Check for any signs of leaking around the tank fittings or any other location. <input checked="" type="checkbox"/> - Check pressure, if applicable. <input checked="" type="checkbox"/> -Adjust pressure as required	OK

Recirc Pump #4	<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
Recirc 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
Storage Tank #2	<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.	OK
Heating 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
Recirc 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
Boiler #2	<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	OK

- 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

- 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 #4

- 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

OK

	<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	
Plate Exchan #1	<input type="checkbox"/> <input checked="" type="checkbox"/> - Check gauges to ensure proper temperature <input type="checkbox"/> <input checked="" type="checkbox"/> - Check connections for leaks. <input type="checkbox"/> <input checked="" type="checkbox"/> - Check outer casing for rust or corrosion	OK
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
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
Pump #3	<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 #4	<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 #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
Backflow #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
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	OK

- 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
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- Check burners & flames
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- Zone valves
- Unusual noises (air banging etc.)
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- 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

MUA

- Inspect condition of belts and pulleys; check alignment.
- Lubricate fan shaft bearings (if applicable).
- Lubricate motor bearings (if applicable).
- Check gas valves for leaks and proper shutoffs.
- Inspect and clean all air intake screens.
- Inspect burners, heat exchanger, and report conditions.
- Check burner sequence of operation and air flow safety circuit.
- Test flame safeguard, thermocouple and all safeties.
- Verify economizer operational (if applicable).
- 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). - 152272 - 1279111

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

Storage Tank#3

- 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