



(Q/M) Preventive Maintenance

Montecito

Complete

Score	147 / 154 (95.46%)	Flagged items	1	Actions	1
Site conducted	Unanswered				
Community Name	Montecito				
Prepared by	Jayce Pagel				

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Location #1 / Fire Code / Fire Code 1

Is there a Knox Box on site?

No



Photo 184



Photo 185

To do | Assignee: Jayce P | Priority: Low | Due: 24.06.2026 09:41 CDT | Created by: Jayce P

Knox box needed

It's recommended that a Knox box or switch be installed.

Other actions

0 actions

Location #1

1 flagged, 1 action, 147 / 154 (95.46%)

Location of Gates

Somerset hills Ave and grosseto st

Date of Inspection

17.06.2026 09:40 CDT

General Comments



Photo 1

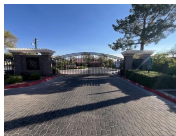


Photo 2



Photo 3

Overall Condition of Gates

Good

What type of gate is used?

Swing Gate

Entrance Swing Gates

69 / 73 (94.52%)

Entrance Primary

35 / 37 (94.6%)

Entrance Primary 1

35 / 37 (94.6%)

Loop Sealant

Good

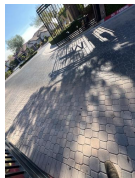


Photo 4



Photo 5

Are there any visible welds that are splitting?

No

Gate Hinges

Good



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

Swing Arm Assembly

Good



Photo 14



Photo 15

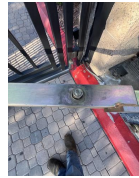


Photo 16



Photo 17



Photo 18



Photo 19

Operator Model & Age

Csw24u 2/22/16



Photo 20

Is the operator belt driven or direct drive?

Direct Drive

Operator Frame

Good



Photo 21



Photo 22

Operator Concrete Anchors

Good

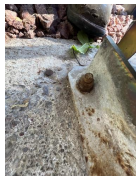


Photo 23



Photo 24

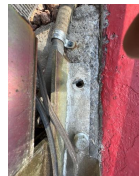


Photo 25

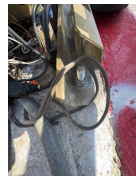


Photo 26

Operator Mounting Pad

Good



Photo 27



Photo 28



Photo 29



Photo 30

Conduit Surrounding Operator

Good



Photo 31



Photo 32



Photo 33

Gear Box & Gear Reducer

Slightly Leaking



Photo 34

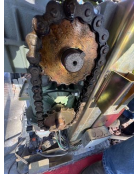


Photo 35



Photo 36

Additional Devices



Photo 37



Photo 38



Photo 39

Does operator run on AC or DC?

DC

Battery Condition

Good



Photo 40



Photo 41



Photo 42

How many motors does this operator use? (not including BB motor)

1



Photo 43

Limit Cams

Good



Photo 44

Photo Eye/Contact Sensor

Good



Photo 45



Photo 46

Comments



Photo 47



Photo 48

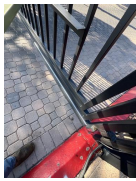


Photo 49

Entrance Secondary

34 / 36 (94.44%)

Entrance Secondary 1

34 / 36 (94.44%)

Gate Hinges

Good



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56

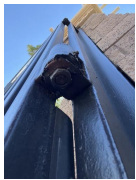


Photo 57

Are there any visible welds that are splitting?

No

Swing Arm Assembly

Good

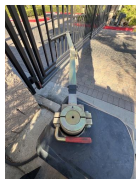


Photo 58

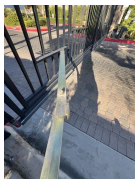


Photo 59



Photo 60



Photo 61

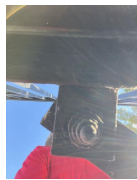


Photo 62

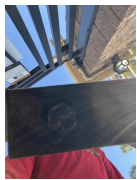


Photo 63

Operator Model & Age

Csw24u 2/22/16



Photo 64

Is the operator belt driven or direct drive?

Direct Drive

Operator Frame

Good



Photo 65



Photo 66

Operator Concrete Anchors

Good



Photo 67

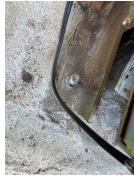


Photo 68



Photo 69



Photo 70

Operator Mounting Pad

Good



Photo 71

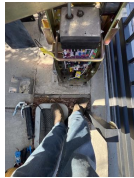


Photo 72

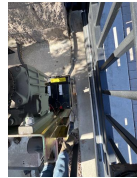


Photo 73



Photo 74

Conduit Surrounding Operator

Good



Photo 75

Gear Box & Gear Reducer

Corrosion



Photo 76



Photo 77



Photo 78

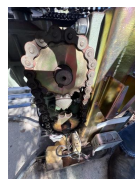


Photo 79



Photo 80

Additional Devices



Photo 81



Photo 82



Photo 83



Photo 84

Does operator run on AC or DC?

DC

Battery Condition

Good



Photo 85



Photo 86



Photo 87

How many motors does this operator use? (not including BB motor)

1



Photo 88

Limit Cams

Good



Photo 89

Photo Eye/Contact Sensor

Good



Photo 90



Photo 91

Comments



Photo 92



Photo 93

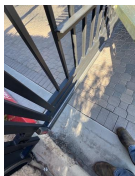


Photo 94

Exit Swing Gates

71 / 73 (97.26%)

Exit Primary

37 / 37 (100%)

Exit Primary 1

37 / 37 (100%)

Loop Sealant

Good

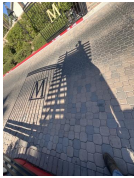


Photo 95

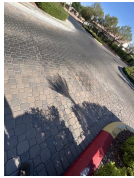


Photo 96

Are there any visible welds that are splitting?

No

Gate Hinges

Good

Swing Arm Assembly

Good



Photo 97



Photo 98

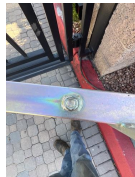


Photo 99



Photo 100



Photo 101



Photo 102

Operator Model & Age

Csw24ul 4/24/25



Photo 103

Is the operator belt driven or direct drive?

Direct Drive

Operator Frame

Good



Photo 104



Photo 105

Operator Concrete Anchors

Good



Photo 106

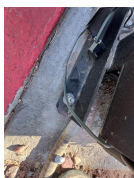


Photo 107



Photo 108

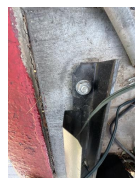


Photo 109

Operator Mounting Pad

Good

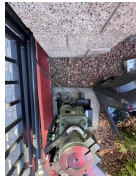


Photo 110



Photo 111



Photo 112



Photo 113

Conduit Surrounding Operator

Good



Photo 114



Photo 115

Gear Box & Gear Reducer

Good



Photo 116



Photo 117



Photo 118

Additional Devices

Does operator run on AC or DC?

DC

Battery Condition

Good

The operators did not open when the ac was powered down.



Photo 119



Photo 120



Photo 121

How many motors does this operator use? (not including BB motor)

1



Photo 122

Limit Cams

Good



Photo 123

Photo Eye/Contact Sensor

Good



Photo 124



Photo 125

Comments



Photo 126



Photo 127

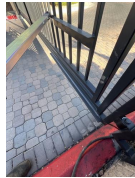


Photo 128

Exit Secondary

34 / 36 (94.44%)

Exit Secondary 1

34 / 36 (94.44%)

Gate Hinges

Good



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136

Are there any visible welds that are splitting?

No

Swing Arm Assembly

Good

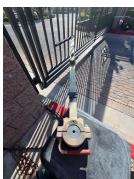


Photo 137



Photo 138

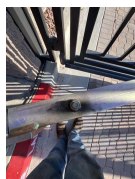


Photo 139



Photo 140



Photo 141



Photo 142

Operator Model & Age

Csw24u 3/1/16



Photo 143

Is the operator belt driven or direct drive?

Direct Drive

Operator Frame

Good



Photo 144

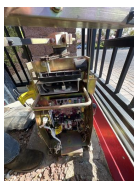


Photo 145

Operator Concrete Anchors

Good

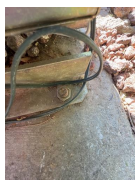


Photo 146

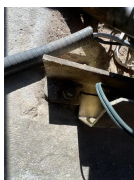


Photo 147



Photo 148



Photo 149

Operator Mounting Pad

Good

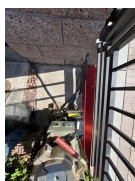


Photo 150

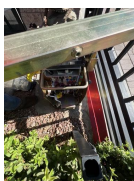


Photo 151



Photo 152

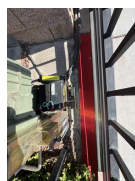


Photo 153

Conduit Surrounding Operator

Good

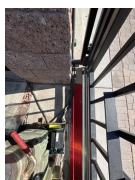


Photo 154

Gear Box & Gear Reducer

Good



Photo 155



Photo 156



Photo 157

Additional Devices



Photo 158

Does operator run on AC or DC?

DC

Battery Condition

Fair

The operators did not open when the ac was powered down.



Photo 159



Photo 160



Photo 161

How many motors does this operator use? (not including BB motor)

1



Photo 162

Limit Cams

Good



Photo 163

Photo Eye/Contact Sensor

Good



Photo 164

Comments



Photo 165



Photo 166

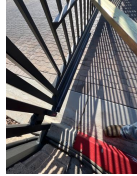


Photo 167

Pedestrian Gate

6 / 6 (100%)

Pedestrian Gate #1

6 / 6 (100%)

Pedestrian Gate #1 1

3 / 3 (100%)

Pedestrian Gate Location

Next to main entry

Hinges

Good



Photo 168



Photo 169

Door Handle

Good



Photo 170

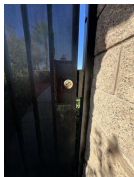


Photo 171



Photo 172



Photo 173

Gate Condition

Good



Photo 174

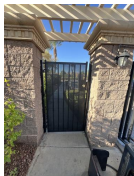


Photo 175

Pedestrian Gate #1 2

3 / 3 (100%)

Pedestrian Gate Location

Next to main exit

Hinges

Good



Photo 176



Photo 177

Door Handle

Good

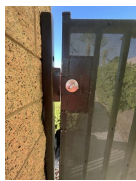


Photo 178

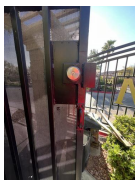


Photo 179



Photo 180

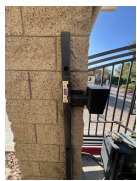


Photo 181

Gate Condition

Good



Photo 182

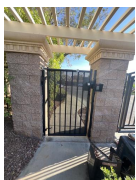


Photo 183

Fire Code

1 flagged, 1 action, 0 / 1 (0%)

Fire Code 1

1 flagged, 1 action, 0 / 1 (0%)

Is there a Knox Box on site?

No



Photo 184

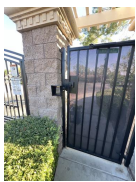


Photo 185

To do | Assignee: Jayce P | Priority: Low | Due: 24.06.2026 09:41 CDT | Created by: Jayce P

Knox box needed

It's recommended that a Knox box or switch be installed.

The knox box and switch are recommended by the fire department as a secondary means of emergency access for all communities. Certain jurisdictions require these devices in order to be code compliant. Please let us know if you would like us to provide proposal for these items.

Is there an AVI delineator on site?

Yes

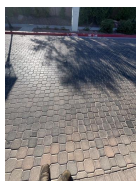


Photo 186

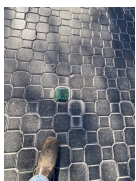


Photo 187

Location #2

Location of Gates N/a

Date of Inspection 17.06.2026 09:47 CDT

General Comments

Overall Condition of Gates

What type of gate is used?

Location #3

Location of Gates N/a

Date of Inspection 17.06.2026 09:47 CDT

General Comments

Overall Condition of Gates

What type of gate is used?

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

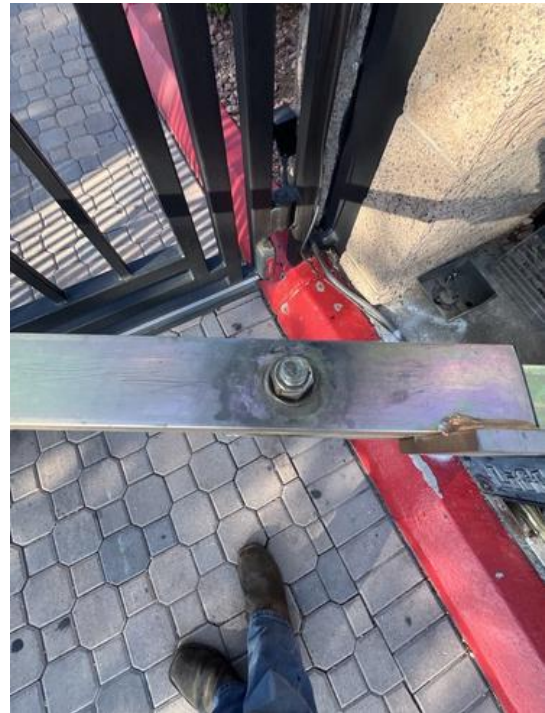


Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

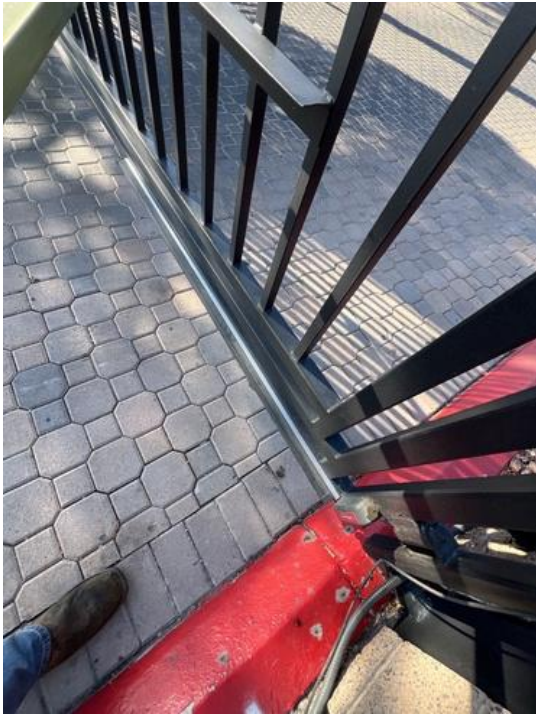


Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

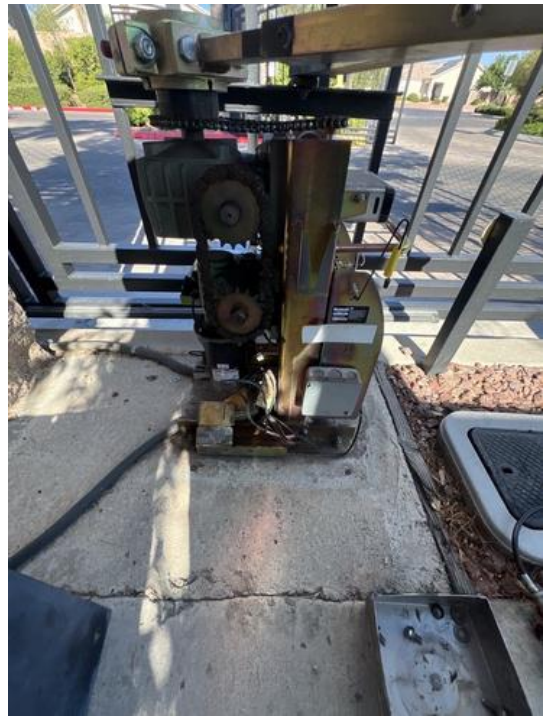


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127

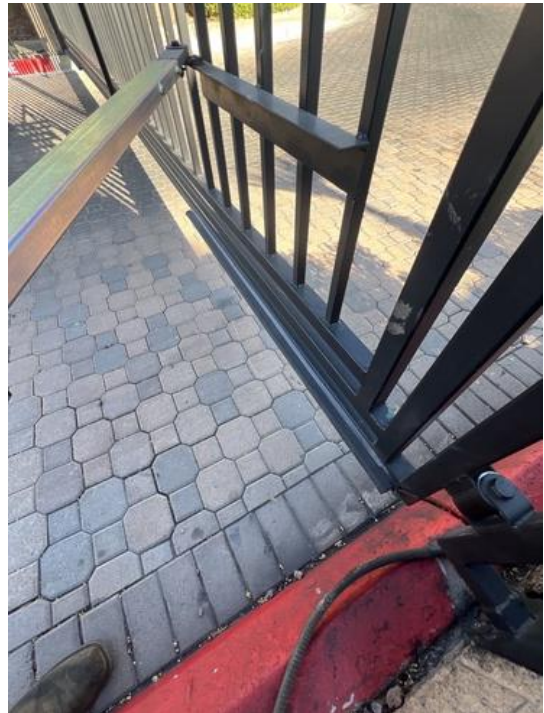


Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135

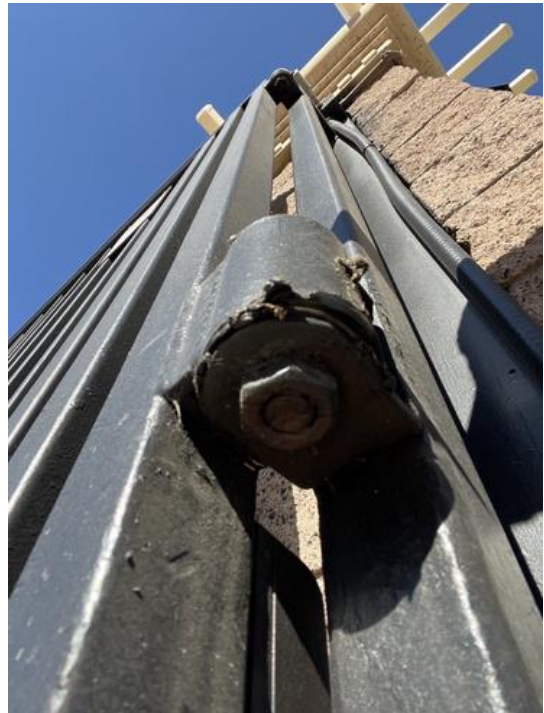


Photo 136



Photo 137

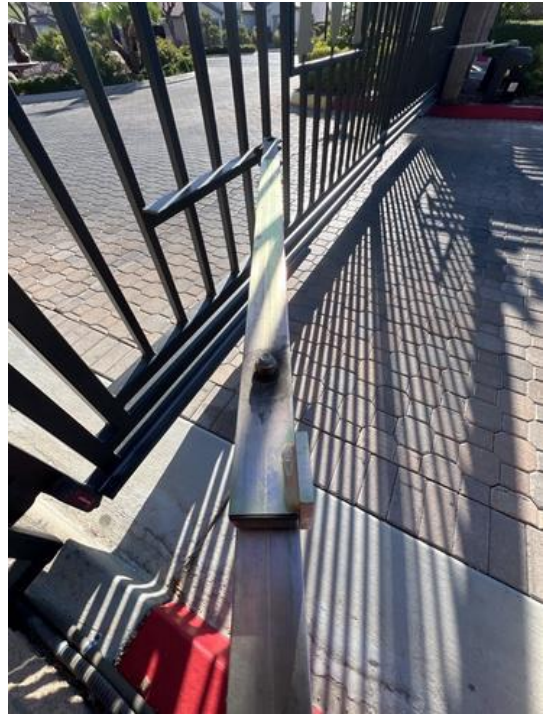


Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146

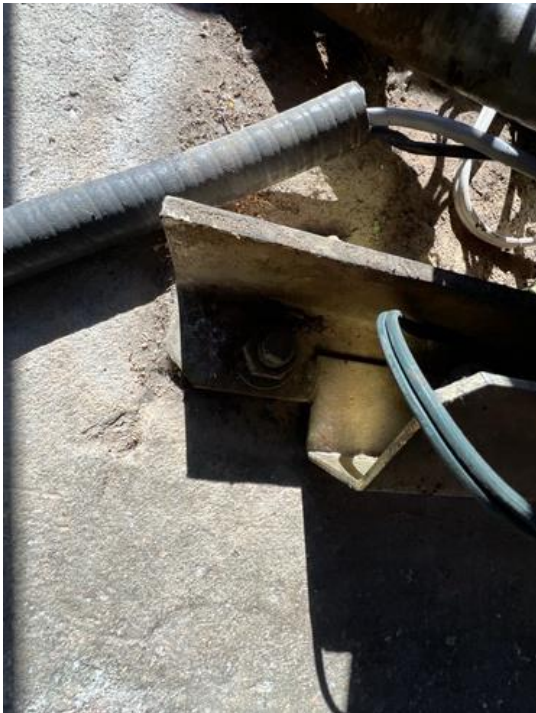


Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152

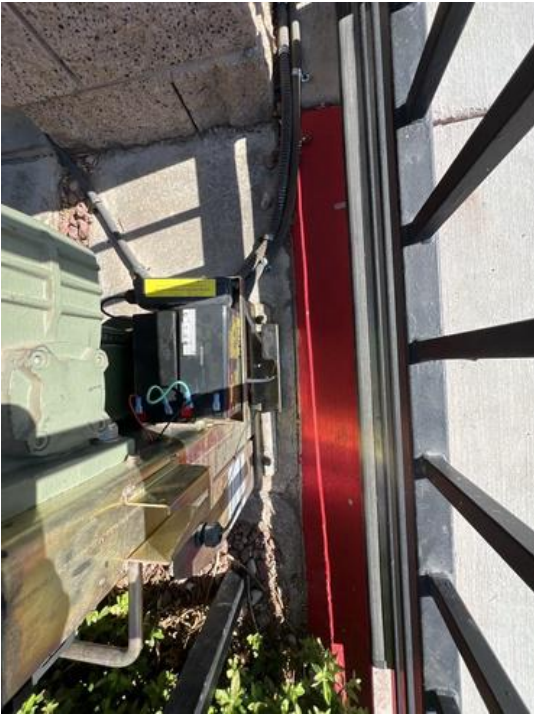


Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185

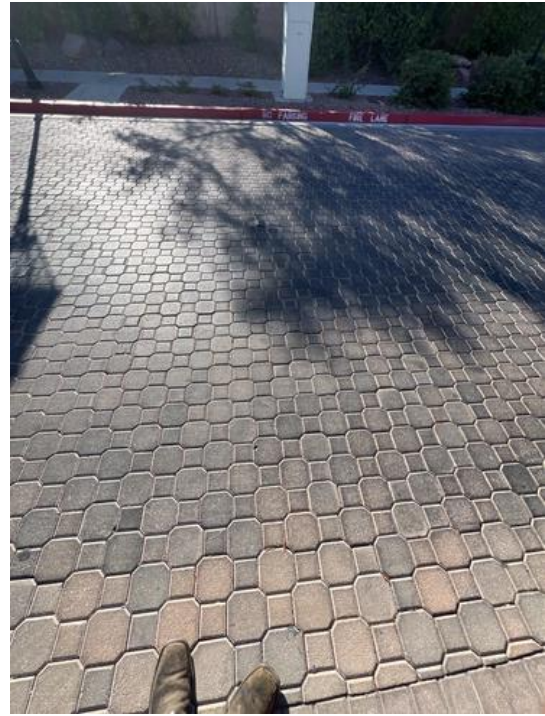


Photo 186



Photo 187