



Las Palmas Maintenance Report



Mechanical Room



Mechanical Room



We need to replace one Hydropneumatics cylinder due the bladder is ripped off.



AMIAD filter is unplugged, we need to replace some components inside like the membrane and electric motor. These filter is important to remove sand and Stone particles from the Water pipes and those particles can damage all kind of valves.



Mechanical Room

- Fire System
- It doesn't work, we need to buy a power battery and a new propeller and make a full
- service, Oil change, Spark plugs, etc..
- The electrical motor is not working, so we don't have a water pressure on the fire
- system pipes

** having the system shut down can make us accountable for a fine of 2 million pesos, we are running the risk of not controlling a fire in the complex, therefore, this work will be taken as a priority **



Mechanical Room

- The electric motor was put into operation, the fire line was pressurized and
- we are seeing where to quote the parts that are needed for the combustion
- engine



Mechanical Room

Salt Filters

Is not working and the valves are stuck

Its necessary to remove the valves and service them or see what conditions they are in, it is also necessary to change the resin and activated cabon for filtering



There is not Salt in the thanks



Activated carbon filters are not working, it is necessary to change the activated carbon and see the condition of the internal pipes.

Mechanical Room

- UV system is necessary to eliminate bacteria and currently it is not working, ballasts are not working, uv lamps are burnt out due to electricity variations and it will also be necessary to replace some Crystals.



Mechanical Room

- the irrigation system when it is in use the pump is always on due to the fact that it does not have a tank that pressurizes the system and that generates more electricity expenditure, this can cause more wear and tear on the equipment.





Pool Filter Rooms



Pool Filter Rooms

- This filter does not have sand and the valve is damaged and it is necessary to change it, the motor of this pump stopped working and that is why it was removed, currently we need 9 motors for the filter rooms, either for waterfalls or for filtering

Currently only one filter and one pump are operating for this "slide" pool and it is insufficient to maintain good water standards, we run the risk of raising bacteria when the pool comes into operation.

Pool Filter Rooms

- The valve needs to be replaced, it has leaks, the water is going to drain instead of following the flow of filtrate due to internal damage.
- The pool supervisor put that clamp with some glue to stop the leaks



Pool Filter Rooms

- The valve is broken and was repaired with glue only, this takes several years like this.

- There is no key to open the filters.



Pool Filter Rooms

We were aware that no pumping, filtering or storage room had a lock

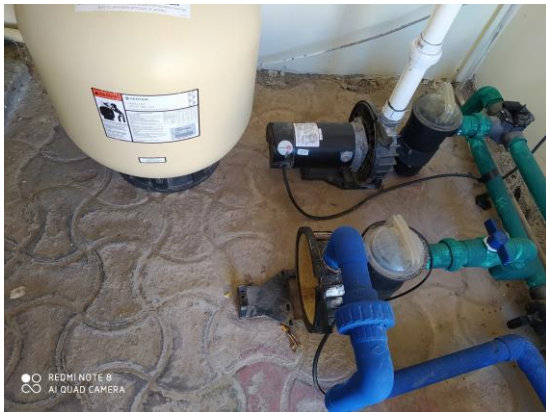


Most of the boilers are damaged and we have to replace them, some lack the pilot or are aberrated by the time of use, the heater pipes are pitted



We need around 9 motors for filtering or cascades, many pumps had smart cards and these were damaged so they do not work without it.

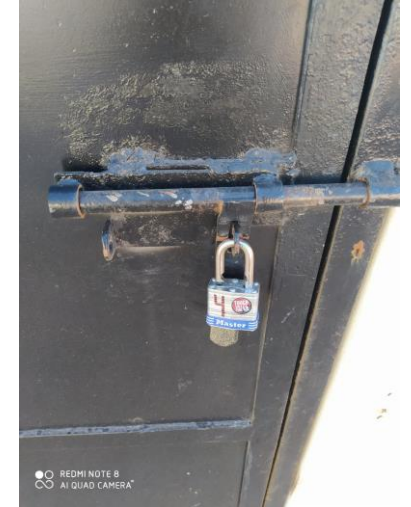
Pool Filter Rooms missing pumps



Pool Filter Rooms locks



No filtering room was locked



No filtering room was locked, now we already locked them all

Pool Filter Rooms

- Currently we have 8 water heaters, either for jacuzzi or pool of which only 3 are those that turn on but are in poor condition but continue to operate in some detail such as leaks.



Pool Filter Rooms

These are the three boilers that we have in operation





Common Areas



Common Areas



Common areas is severely affected by a problem in the main drainpipe on the left side of the complex

This sewer is in the first villa on the left side of the complex



Common Areas



The problem was solved but we must enter the sewer and remove the roots of the palms, apart from this problem.

In three months they will come to clean the main pipes of the entire complex and be ready for the high season.

Vactor



Common Areas

- It is necessary to modify the ventilation of this filter room, it does not have windows and inside are the pool heaters, it generates many gases and unbearable heat, it does not have safe access for operating personnel.
- We need to reduce work risks

Common Areas

We need to change 5 lamps equal to this since in the warehouse we have 5 LED type



Common Areas

All of the parking fittings are damaged and look bad



Common Areas

- We only have one trash can in the entire common area that belongs to the HOA,
- We recommend buying another 4 for the pool area, two up in the slide area and the
- other two in the beach pool area



Common Areas Eye Sores

- It is necessary to restore the lamps in the communal area located in
- the pool area, they have a lot of rust and it is dangerous for people.

In the same way, the ventilation grills must be replaced, as we can see,

the filter room generates too much humidity due to lack of ventilation and gas accumulation.





Common Areas

- The cleaning staff of common areas have the work material in the garbage shut room.
- They do not have lighting, the garbage carts are broken or in poor condition



Pick up Trucks

Ford F150 needs service, engine sounds good and runs well, A / C does not work, interiors are in poor condition

Dodge Ram 2010

The engine has a mayor damage and needs to be rebuilt.



THANK YOU

- We hope you find this information Useful of the Current State of Las Palmas Common Areas and Equipment, we will prioritize the items by importance and we will present these proposals ASAP.

- Erik Guzman
- Mechanical Engineer

