

C&C Electrical Mechanical
101-1515 Broadway Street
Port Coquitlam, BC V3C 6M2
604-475-7077

ccelectricalmechanical.com

C&C
ELECTRICAL MECHANICAL

advantage
MECHANICAL MAINTENANCE PROGRAM

ELECTRICAL PANEL INSPECTION REPORT

September 2023

NW 2912 Mayfair Gardens



Property Managed By:
Maxine Campbell

N1
THE **ADVANTAGE** ONE
GROUP

Part of **The Advantage One Group**

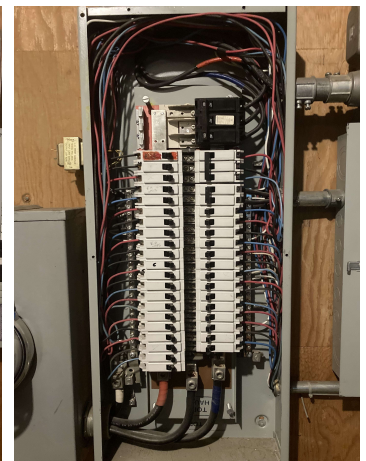
TSBC Licence #: LEL0105001

Inspection Summary

Electrical Panel 1 (House Panel) (Main Electrical Room)

Voltage: 120/208V 3P
Amperage: 200A
Condition: Conducted a complete visual panel inspection. No hazards or violations have been discovered. The panel is in good condition and neatly wired up. Performed a thermal panel scan. Everything internally measured in at a nominal temperature of 27.4°C. No concerns have been noted. Tightened all panel internal connections. Breaker spot #27 required a full turn to tighten completely. All other connections required minimal to no adjustments to fully fasten. Cleaned out panel interior and exterior.

Code Violations / Areas of Concern: None



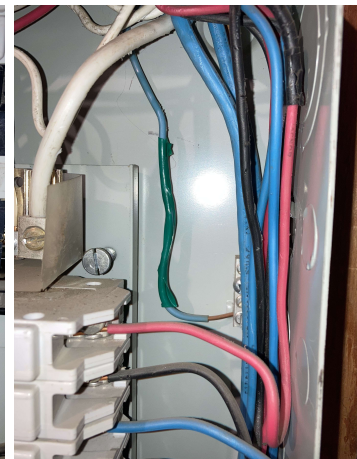
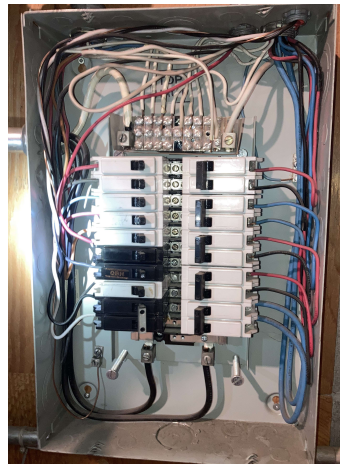
Electrical Panel Subpanel (Main Electrical Room)

Voltage: 120/208V Single Phase

Amperage: 60A

Condition: Conducted a complete visual panel inspection. Performed a thermal panel scan. Everything internally measured in at a nominal temperature of 26 degrees Celsius. No concerns have been noted. Tightened all panel internal connections. All connections are now tight and required minimal adjustments to fasten. Cleaned out panel interior and exterior.

Code Violations / Areas of Concern: Branch circuit conductor being fed from breaker #19 was not identified as a current carrying conductor. We have now applied black electrical tape to identify it as current carrying. Ground wire was run with a blue insulated conductor. We have taped it green to identify it as a bond according to CEC code.



Limitations, Exceptions, and Exclusions

DISCLAIMER OF WARRANTY

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis, or testing.
- Thermostatic or time clock controls, radio-controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters, and lamps.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.



advantage Programs

advantageBASE

This package includes basic maintenance on your critical HVAC systems:

Domestic Hot and Cold Water Systems (Boilers, Storage Tanks, Hot Water Tanks, Pumps)

- Burner assembly is cleaned and flame quality is inspected; safety devices are inspected.

Ventilation System (Make Up Air Units, Air Handling Units, Roof Top Units, Exhaust Fans)

- Filters are changed quarterly, belts are replaced when needed, and bearings are lubricated.

Cooling System

- System is inspected to confirm refrigerant and oil levels are within specifications.

Heating System

- System is calibrated quarterly to match seasonal needs.

Sump Pumps

- System is inspected for proper operation and condition, indicating if cleaning is needed.

advantageSAFE

This upgraded package adds the following annual maintenance items relating to life safety concerns:

Backflow Preventor Testing

- Includes a full cleaning, submission, and tracking of annual notice of compliance.
- In the event of device failure, we will provide a report and costing to repair/replace.

CO Sensor Testing & Calibration

- Includes full gas testing as per the manufacturer's recommendation.
- In the event of device failure, we will provide a report and costing to repair/replace.

Heating/Hot Water Boiler Cleaning

- Includes a shut-down and full dismantling and cleaning of unit.

advantagePLUS

This further upgraded package incorporates virtually all required building maintenance items:

Electrical Panel Safety Inspection

- Includes a full picture report of infrared hot spots and any required further action.

Perimeter Storm Drainage Inspection

- Includes an inspection and report of your storm drainage to identify issues before they become problems.

Sanitary/Horizontal System Clearing

- Includes a full augering and hydrojetting of all accessible sanitary drainage lines.

Sump Pump System and Catchment Clearing

- Includes a full clearing of all accessible catch basins, trenches, oil interceptors, and sump pits.

Equipment Capital Planning

- Includes a full report of your big-ticket equipment complete with estimated lifespan and cost to replace.

