Lakeshore Commerce Park - 450 Lakeshore Boulevard

Chris - Your Company Name Here - Oct 29, 2026

Commercial hollow metal double door

Location: Stairwell B Exit

GOOD

CONDITION

DOOR ANALYSIS

Width	72 inches (non-standard)
Height	84 inches
Thickness	To be confirmed

Note: AI dimension confidence: 92% - standard 12-inch floor tiles and exit device proportions used as references.

MATERIAL & TYPE

Door Skin	Hollow metal steel
Finish	Painted gray
Panel Style	Flush
Swing	RHR/LHR

HARDWARE DETECTED

Lockset	None visible
Hinges	Not visible
Closer	Not visible / may be concealed
Exit Device	Surface vertical rod panic devices
Handle	Push bar
Keypad	None visible

NOTES

Pair of painted flush steel commercial exit doors equipped with surface vertical rod panic exit hardware. Installed in a hollow metal frame set within a checkered tile corridor wall.



FRAME ANALYSIS

Frame Width	76 inches
Frame Height	86 inches
Material	Hollow metal steel
Frame Type	Knockdown
Jamb Depth	To be confirmed
Frame Condition	Good

⚠ Frame edge photo missing - jamb depth unconfirmed.

FIRE RATING

Status	Verify label

⚠ Fire rating not established - verify on site.

CONDITION ASSESSMENT

Overall	Good - 82%
Damage	Minor scuff marks near base and push bars; tape residue on door leaves.
Recommendation	Inspect vertical rod latch engagement at top and bottom strikes; clean residue.

Lakeshore Commerce Park - 450 Lakeshore Boulevard

Chris - Your Company Name Here - Oct 29, 2026

Automatic sliding glass storefront entrance

Location: Main Entrance

GOOD

CONDITION

DOOR ANALYSIS

Width	93 inches
Height	96 inches
Thickness	To be confirmed

Note: AI dimension confidence: 82% - standard sliding door operator header and leaf proportions.

MATERIAL & TYPE

Door Skin	Tempered glass / aluminum framing
Finish	Clear anodized aluminum
Panel Style	Full glass

HARDWARE DETECTED

Lockset	N/A - sliding door
Hinges	Not visible / top track hanger rollers
Closer	Automatic operator concealed in header
Exit Device	None visible
Handle	None / automatic sensor operation
Keypad	None visible

⚠ Interior photo missing - opposite side hardware unconfirmed.

NOTES

Clear anodized aluminum commercial automatic bi-part sliding door system with full glass panels and integrated operator header. Installed as a projecting vestibule entrance against a glass curtain wall facade.



FRAME ANALYSIS

Frame Width	93 inches
Frame Height	96 inches
Material	Aluminum
Frame Type	Storefront system
Jamb Depth	To be confirmed
Frame Condition	Good

CONDITION ASSESSMENT

Overall	Good - 80%
Damage	No significant structural damage observed; general exterior exposure.
Recommendation	Perform routine safety check and preventative maintenance on automatic slider operator, sensors, and guide tracks.

Commercial sectional overhead door

Location: Loading Bay 1

GOOD

CONDITION

DOOR ANALYSIS

Width	10 ft
Height	11 ft
Thickness	To be confirmed

Note: AI dimension confidence: 50% - visual estimate from adjacent_man_door - no scale reference in frame; for a measured size use a DoorScan card or the laser.

MATERIAL & TYPE

Door Skin	Steel
Finish	White painted finish
Panel Style	Flush with vision lites

HARDWARE & OPERATION

Keypad / Access	None visible
Track Width	Cannot determine
Lift Config	Cannot determine
Opener Type	Cannot determine

⚠ Interior photo needed - lift and opener unconfirmed.

NOTES

White commercial sectional overhead door featuring three rectangular vision lites in the second section. Installed in a dark corrugated metal building facade flanked by protective steel bollards and an exterior personnel door.



OPENING & MOUNTING

Opening Width	10 ft
Opening Height	11 ft
Mounting Surface	Exterior metal wall cladding
Frame Condition	Good

⚠ Confirm opening and door size before ordering.

CONDITION ASSESSMENT

Overall	Good - 85%

Damage	Minor cosmetic scuffs near base
Recommendation	Perform routine maintenance and inspection.

Lakeshore Commerce Park - 450 Lakeshore Boulevard

Chris - Your Company Name Here - Oct 29, 2026

Commercial rolling steel coiling door

Location: Receiving Shutter

EXCELLENT

CONDITION

DOOR ANALYSIS

Width	9 ft
Height	11 ft
Thickness	To be confirmed

Note: AI dimension confidence: 50% - visual estimate from Clearance bar height marking 10'-4" (124 in) - no scale reference in frame; for a measured size use a DoorScan card or the laser.

MATERIAL & TYPE

Door Skin	Steel
Finish	Black powder coated
Panel Style	Corrugated

HARDWARE & OPERATION

Keypad / Access	None visible
Opener Type	Cannot determine

NOTES

Black powder-coated rolling steel service door installed in a recessed architectural frame with an exterior hanging yellow clearance bar. Shutter curtain and guide channels appear in pristine, undamaged condition.



OPENING & MOUNTING

Opening Width	9 ft
Opening Height	11 ft
Mounting Surface	Steel / masonry facade
Frame Condition	Excellent

⚠ Confirm opening and door size before ordering.

FIRE RATING

Status	Verify label

⚠ Fire rating not established - verify on site.

CONDITION ASSESSMENT

Overall	Excellent - 95%
Damage	None visible
Recommendation	Maintain regular roller guide lubrication and curtain inspection.

Commercial hollow metal entry door

Location: Electrical Room 102

GOOD

CONDITION

DOOR ANALYSIS

Width	36 inches
Height	84 inches
Thickness	To be confirmed

Note: AI dimension confidence: 90% - brick coursing and standard man door proportions used as references.

MATERIAL & TYPE

Door Skin	Hollow metal steel
Finish	Painted red
Panel Style	Flush with narrow vertical vision lite
Swing	LHR

HARDWARE DETECTED

Lockset	Cylindrical lockset / lever / satin chrome / with escutcheon
Hinges	3 x 4.5"x4" commercial butt / satin finish
Closer	Not visible / may be concealed
Exit Device	None visible
Handle	Lever
Keypad	Numeric keypad / surface mount adjacent

NOTES

Commercial flush steel man door with narrow vertical vision lite set in an exterior brick masonry wall. Fitted with exterior lever handle escutcheon, three visible butt hinges, and adjacent wall-mounted access keypad.



FRAME ANALYSIS

Frame Width	40 inches
Frame Height	86 inches
Material	Steel
Frame Type	Welded
Jamb Depth	To be confirmed
Frame Condition	Good

⚠ Frame edge photo missing - jamb depth unconfirmed.

FIRE RATING

Status	1.5 hr

CONDITION ASSESSMENT

Overall	Good - 78%
Damage	Adhesive residue and paint fading on exterior face, minor surface wear
Recommendation	Clean adhesive residue and touch up paint as required

Hinge & Latch Placement Record (door + frame) - see appendix

Lakeshore Commerce Park - 450 Lakeshore Boulevard

Chris - Your Company Name Here - Oct 29, 2026

Commercial full-view sectional overhead door

Location: Showroom Service Bay

EXCELLENT

CONDITION

DOOR ANALYSIS

Width	8 ft
Height	8 ft
Thickness	To be confirmed

Note: AI dimension confidence: 50% - visual estimate from 4 panels @ 24 in - no scale reference in frame; for a measured size use a DoorScan card or the laser.

MATERIAL & TYPE

Door Skin	Aluminum
Finish	Anodized clear / tinted glass
Panel Style	Full-view aluminum glazed

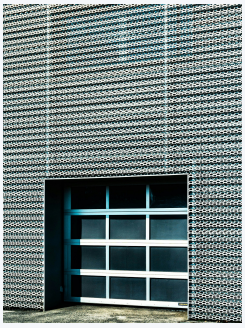
HARDWARE & OPERATION

Manufacturer / Model	Hörmann
Keypad / Access	None visible
Track Width	Cannot determine
Lift Config	Cannot determine
Opener Type	Cannot determine

⚠ Interior photo needed - lift and opener unconfirmed.

NOTES

Full-view aluminum sectional overhead door with dark glazing inset within an expanded metal screen facade. Manufacturer label indicates Hörmann at lower right corner.



OPENING & MOUNTING

Opening Width	8 ft
Opening Height	8 ft
Mounting Surface	Perforated metal facade / steel portal frame
Frame Condition	Good

⚠ Steel jambs - confirm door overlaps by 2 inches.

CONDITION ASSESSMENT

Overall	Excellent - 90%
Damage	None visible
Recommendation	Perform routine maintenance and inspection.

Lakeshore Commerce Park - 450 Lakeshore Boulevard

Chris - Your Company Name Here - Oct 29, 2026

Commercial stainless steel flush door

Location: Kitchen Cold Storage

GOOD

CONDITION

DOOR ANALYSIS

Width	36 inches
Height	84 inches
Thickness	To be confirmed

Note: AI dimension confidence: 90% - brick coursing used as reference.

MATERIAL & TYPE

Door Skin	Stainless steel
Finish	Satin stainless steel
Panel Style	Flush
Swing	LHR

HARDWARE DETECTED

Lockset	Cylindrical / round knob / profile cylinder cutout
Hinges	3 x 4.5"x4" butt / stainless steel finish
Closer	Not visible / may be concealed
Exit Device	None visible
Handle	Knob
Keypad	None visible

NOTES

Flush stainless steel exterior swing door set in welded stainless frame against brick facade. Exterior pull knob with Euro-profile lock cylinder cutout.



FRAME ANALYSIS

Frame Width	40 inches
Frame Height	86 inches
Material	Stainless steel
Frame Type	Welded
Jamb Depth	To be confirmed
Frame Condition	Good

⚠ Frame edge photo missing - jamb depth unconfirmed.

FIRE RATING

Status	Verify label

⚠ Fire rating not established - verify on site.

CONDITION ASSESSMENT

Overall	Good - 80%
Damage	Minor deflection/oil-canning on skin surface, minor weathering at base.
Recommendation	Routine inspection of hardware and weather sealing.

Hollow metal double door

Location: Workshop Rear Exit

FAIR

CONDITION

DOOR ANALYSIS

Width	72 inches (non-standard)
Height	84 inches
Thickness	To be confirmed

Note: AI dimension confidence: 88% - commercial hollow metal door proportions and vision lite dimensions used as references.

MATERIAL & TYPE

Door Skin	Steel
Finish	Painted / primer gray-beige
Panel Style	Flush with vision lites
Swing	LHR/RHR

HARDWARE DETECTED

Lockset	Commercial lever latchset / black finish
Hinges	3 x 4.5"x4" commercial butt / steel
Closer	Not visible / may be concealed
Exit Device	None visible
Handle	Lever
Keypad	None visible

NOTES

Pair of commercial painted steel flush doors with narrow wire-glass vision lites set in a structural steel exterior frame. Active left leaf is equipped with an exterior black lever handle.



FRAME ANALYSIS

Frame Width	76 inches
Frame Height	86 inches
Material	Steel
Frame Type	Welded
Jamb Depth	To be confirmed
Frame Condition	Fair / some weathering and surface wear

⚠ Frame edge photo missing - jamb depth unconfirmed.

FIRE RATING

Status	Verify label

⚠ Fire rating not established - verify on site.

CONDITION ASSESSMENT

Overall	Fair - 65%

Damage	Surface rust around vision lite frames and lower leaf areas, scuffs and weathered paint.
Recommendation	Prep and repaint door leaves and frame; service latch mechanism and inspect perimeter weatherstripping.

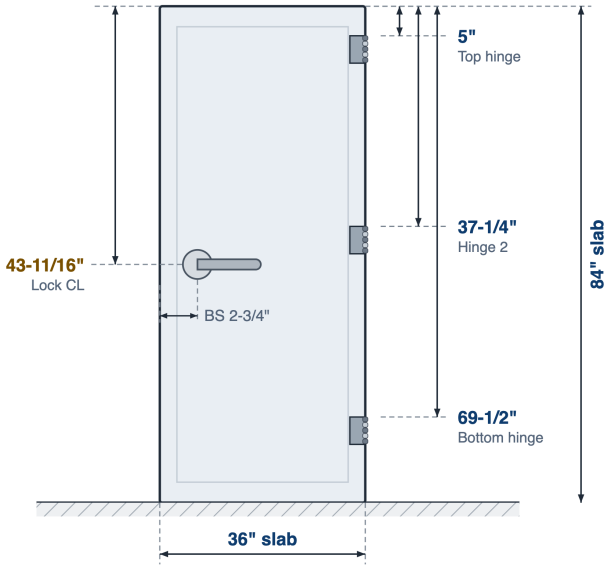
D5 - Electrical Room 102

Commercial hollow metal entry door

Handing: LHR

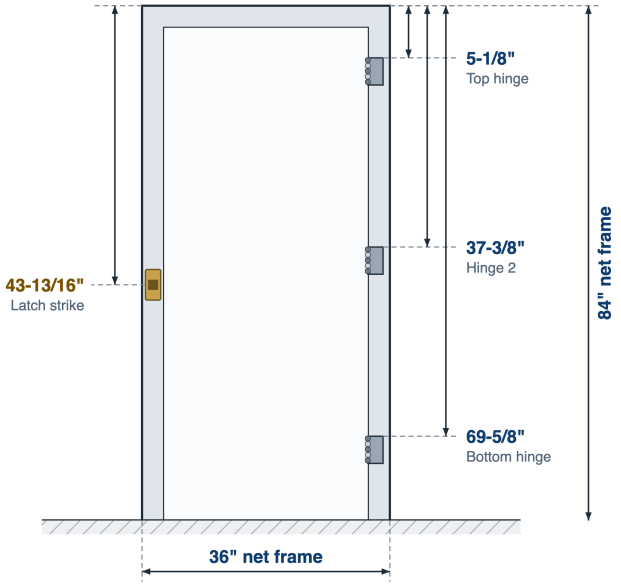
REPLACING: DOOR & FRAME

DOOR PREP



HINGE 4-1/2" · MEASURED FROM TOP OF DOOR

FRAME PREP

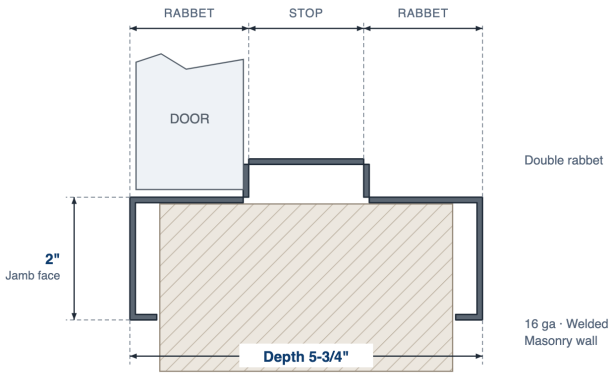


HINGE 4-1/2" · MEASURED FROM UNDERSIDE OF HEAD

DOOR: W: 36" | H: 84" | THK: 1-3/4"

FRAME: W: 36" | H: 84" | Depth: 5-3/4"

FRAME PROFILE



REPLACEMENT SPECIFICATIONS

SLAB SIZE	
Net slab width	**36"**
Net slab height	**84"**
Thickness	**1-3/4"**
Undercut	**3/4"**

SLAB CONSTRUCTION	
Fire label	**90 min**
Style	**Vision lite**
Lite width	**4"**
Lite height	**25"**

Slab construction (cont.)	
Glass thickness	**3/16"**
Glass type	**Fire-rated ceramic**
Gauge (steel)	**18**
Core	**Honeycomb**
Edge seam	**Welded seamless**
Lock edge	**Beveled 1/8" in 2"**
End channel caps	**Top, Bottom**
Finish	**Primed**

SLAB PREP

Lock prep	**161 cylindrical bore**
Hinge prep	**Yes**
Hardware locations	**Match measured heights**
ASA strike prep	**Yes**
Wire raceway / EPT prep	**No**
Reinforcements	**Closer**

OPENING & FRAME SIZE

Rough opening width	**40-1/2"**
Rough opening height	**86-1/2"**
Net frame width	**36"**
Net frame height	**84"**

FRAME PROFILE

Frame depth	**5-3/4"**
Jamb face	**2"**
Header face	**2"**
Profile	**Double rabbet**
Rabbets	**Equal**
Gauge	**16**
Fire label	**90 min**
Construction	**Welded**
Finish	**Primed**

FRAME PREP & ANCHORING

Strike prep	**ASA strike**
Continuous hinge prep	**No**
Wall construction	**Masonry**
Anchors	**Masonry (wire / T-strap), Base anchors**

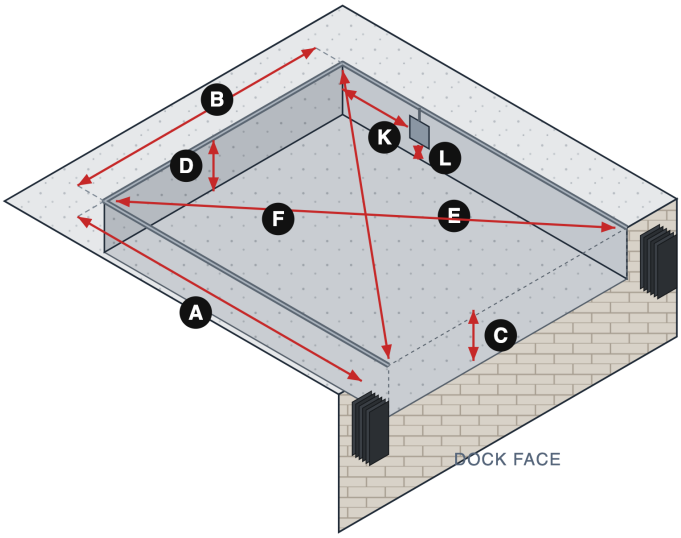
HARDWARE TO ORDER

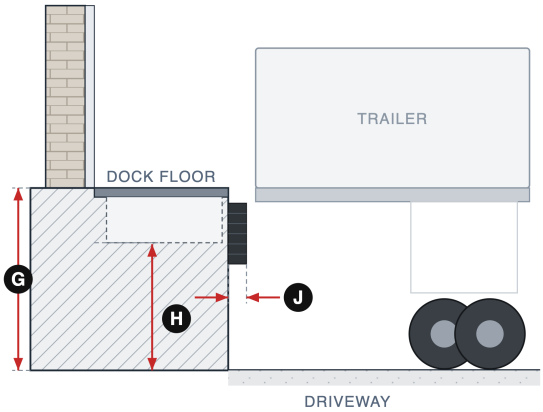
Lever function	**Storeroom**
Exit device	**None**
Cylinder	**Key-in-lever**
Closer	**Yes**
Continuous hinge	**No**
Threshold	**No**
Door sweep	**No**
Weatherstrip	**No**
Lite kit / glass	**Yes**
Hardware finish	**626 Satin chrome**
Notes	**Match existing keyway (Best SFIC). Closer: heavy-duty parallel arm.**

D3 - Loading Bay 1

Hydraulic leveler

Commercial sectional overhead door





PIT MEASUREMENTS

A Pit length **97"**	B Pit width **73"**	C Front depth **20"**
D Rear depth **24"**	E Diagonal 1 **121-3/8"**	F Diagonal 2 **121-1/2"**
G Dock height **48"**	H Pit floor to drive **28"**	J Bumper projection **4-1/2"**
K J-box horizontal **12"**	L J-box vertical **18"**	

Inclined or declined approach, a cantilevered leveler, or a vehicle restraint installed with the leveler: the manufacturer will also need approach details.

PIT CONSTRUCTION

Pit	**Existing pit**
Concrete	**Acceptable**
Curb angle	**Bad**
Existing J-box or conduit in pit	**Yes**
Existing hose chase(s) in pit	**No**

LEVELER TO ORDER

Leveler type	**Hydraulic**
Capacity	**35,000 lb**
Nominal deck size (W x L)	**6' x 8'**
Lip length	**16"**
Power supply	**575V 3-phase**

APPROACH & RESTRAINT

Approach	**Level**
Leveler cantilevered out from the building	**No**
Vehicle restraint	**New - automatic**
Notes	**Front curb angle cracked at left side. Bumpers worn - replace with leveler. Existing hydraulic unit leaking.**

Inspection Summary

6 doors with completed inspections

DOOR		LOCATION	FIRE	ADA	DOOR PM	AAADM
D1	Commercial hollow metal double door	Stairwell B Exit	FAIL	-	-	-
D2	Automatic sliding glass storefront entrance	Main Entrance	-	PASS	-	PASS
D3	Commercial sectional overhead door	Loading Bay 1	-	-	PASS	-
D5	Commercial hollow metal entry door	Electrical Room 102	PASS	-	-	-
D6	Commercial full-view sectional overhead door	Showroom Service Bay	-	-	PASS	-
D7	Commercial stainless steel flush door	Kitchen Cold Storage	-	FAIL	-	-

D1 - Commercial hollow metal double door

FAIL

Location: Stairwell B Exit

Inspector: Chris | Date: Oct 27, 2026 | 15 of 15 items answered

1	Door UL/ULC label is present, visible, and legible (not painted over or removed)	FAIL
2	Frame UL/ULC label is present, visible, and legible	PASS
3	Hardware certification labels present (if applicable)	PASS
4	Door closes fully and latches without manual assistance	FAIL
5	Self-closing device is operational and not blocked, removed, or wedged open	PASS
6	Door face and edges are free from holes, breaks, or damage	PASS
7	Frame and surrounding wall are free from holes, breaks, or damage	PASS
8	Door clearances are within NFPA 80 limits (max. 1/8" sides and top; max. 3/4" bottom)	PASS
9	Smoke seals/gaskets are intact and properly installed (if required)	PASS
10	No unapproved field modifications (added holes, attachments, cut-downs)	PASS
11	All required hardware present and operational (hinges, latch, strike)	PASS
12	Door swings freely without binding or rubbing on frame	PASS
13	Vision lite / glazing complies with fire rating limits (if installed)	N/A
14	Coordinator is operational and doors close in correct sequence (pair only)	FAIL
15	Door is not propped open by unapproved devices or wedges	PASS

INSPECTION NOTES

Pair fails NFPA 80 annual inspection. Repair coordinator and latching before re-test; have door label verified or re-labelled by listing agency.

D5 - Commercial hollow metal entry door

PASS

Location: Electrical Room 102

Inspector: Chris | Date: Oct 27, 2026 | 15 of 15 items answered

1	Door UL/ULC label is present, visible, and legible (not painted over or removed)	PASS
2	Frame UL/ULC label is present, visible, and legible	PASS
3	Hardware certification labels present (if applicable)	PASS
4	Door closes fully and latches without manual assistance	PASS
5	Self-closing device is operational and not blocked, removed, or wedged open	PASS
6	Door face and edges are free from holes, breaks, or damage	PASS
7	Frame and surrounding wall are free from holes, breaks, or damage	PASS
8	Door clearances are within NFPA 80 limits (max. 1/8" sides and top; max. 3/4" bottom)	PASS
9	Smoke seals/gaskets are intact and properly installed (if required)	PASS
10	No unapproved field modifications (added holes, attachments, cut-downs)	PASS
11	All required hardware present and operational (hinges, latch, strike)	PASS
12	Door swings freely without binding or rubbing on frame	PASS
13	Vision lite / glazing complies with fire rating limits (if installed)	PASS
14	Coordinator is operational and doors close in correct sequence (pair only)	N/A
15	Door is not propped open by unapproved devices or wedges	PASS

INSPECTION NOTES

90-minute label on door and frame. Closer adjusted for full latch.

D2 - Automatic sliding glass storefront entrance

PASS

Location: Main Entrance

Inspector: Chris | Date: Oct 27, 2026 | 16 of 16 items answered

1	Clear opening width is at least 32" with the door fully open (ADA 404.3.1 / 404.2.3)	PASS
2	Break-out: if this door is an egress route with no standby power, the panels must break out to at least 32" clear (ADA 404.3.5)	PASS
3	Break-out force is within the manufacturer's published range, and the panels return to normal operation afterward	PASS
4	Threshold is 1/2" high or less - if it is between 1/4" and 1/2", it must be beveled at a slope no steeper than 1:2 (ADA 404.3.3)	PASS
5	Floor track or guide creates no change in level greater than 1/4", and is clear of debris (trip hazard)	PASS
6	If in series with another door, the gap between them is at least 48" plus the width of the door (ADA 404.3.4 - mark N/A if not in series)	PASS
7	Activation sensor opens the door on approach across the full width of the accessible route, without contact (A156.10)	PASS
8	Presence / safety sensors hold the door open while a person is in the path - test both the threshold and swing-path zones (A156.10)	PASS
9	Hold-open time after activation meets A156.10 and lets a slow-moving user pass fully through before closing begins	PASS
10	Opening and closing speed and check/cushion action are within A156.10 limits - no slamming or abrupt stops	PASS
11	Guide rails / handrails are present where required and do not reduce the required clear width (A156.10)	PASS
12	A156.10 decals present and legible on both faces (e.g. AUTOMATIC CAUTION DOOR / DO NOT STAND ON TRACK, as the configuration requires)	PASS
13	Full-height glass in panels and sidelites is marked so it is visible to approaching pedestrians	PASS
14	Behavior on power failure verified and correct for the egress role of this opening (fails open, or manual break-out available)	PASS
15	Manual actuator (push plate or wall switch), if fitted, is 34" to 48" AFF and positioned clear of the door's travel (ADA 309)	PASS
16	Approach on both sides is unobstructed and the door does not reduce the accessible route (ADA 404.3.1)	PASS

INSPECTION NOTES

Clear width and approach meet 404.3; activation and safety sensors cover full opening.

D7 - Commercial stainless steel flush door

FAIL

Location: Kitchen Cold Storage

Inspector: Chris | Date: Oct 28, 2026 | 15 of 15 items answered

1	Clear opening width is at least 32" - measure from the door face to the stop with the door open 90 degrees	PASS
2	Pull side maneuvering clearance: at least 18" on the latch side, and at least 60" straight out from the door	PASS
3	Push side maneuvering clearance: at least 12" on the latch side (if there is a latch), and at least 48" straight out from the door	PASS
4	Hardware works without grasping or twisting - lever, loop, or push/pull (round knobs fail)	PASS
5	Handle or lever is mounted between 34" and 48" AFF	PASS
6	Opening force is 5 lbs or less on interior non-fire-rated doors (fire-rated doors are exempt from the force limit)	FAIL
7	Door closer (if fitted) takes at least 5 seconds to swing from 90 degrees open to 12 degrees from the latch	PASS
8	Threshold is 1/2" high or less - if it is between 1/4" and 1/2", it must be beveled at a slope no steeper than 1:2	FAIL
9	Door swing does not reduce the required maneuvering clearance or block the accessible route	PASS
10	Bottom of the vision lite is no higher than 43" AFF (if one is fitted)	PASS
11	Push side is smooth across the full width of the door for the bottom 10" above the floor (ADA 404.2.10)	PASS
12	No object with its leading edge higher than 27" and up to 80" AFF sticks out more than 4" into the walking path - check closers, operators, panic bars, and signage (ADA 307.2)	PASS
13	Kickplate on the bottom 10" of the push side if the door is heavy or high-traffic (recommended, not required)	PASS
14	On a pair, at least one leaf gives 32" or more clear opening on its own (mark N/A for a single door)	PASS
15	Accessible room ID signage is mounted on the latch side, centred at 60" AFF (if required for this space)	PASS

INSPECTION NOTES

Replace threshold with beveled 1/2" profile and adjust closer.

D3 - Commercial sectional overhead door

PASS

Location: Loading Bay 1

Overhead Door Preventive Maintenance

Technician: Chris | Date: Oct 28, 2026 | 29 of 29 items answered

1	Cycle the door through full travel - note any binding, noise, or uneven travel	PASS
2	Check and adjust the counterbalance assembly *Corrected: Spring tension low - re-tensioned 1/4 turn, door now balanced at mid-travel.*	CORR
3	Inspect torsion/extension springs and spring pads for wear, corrosion, separation, or broken coils	PASS
4	Lubricate torsion spring(s) with spray lubricant rated for springs (not WD-40)	PASS
5	Inspect and adjust drums; inspect cables for fraying, kinking, wear, or improper drum seating	PASS
6	Inspect connections at bottom fixtures	PASS
7	Inspect rollers and hinges - note condition and lubricate all rollers, hinges, and track brackets	PASS
8	Inspect and lubricate bearings	PASS
9	Lubricate grease fittings (if applicable)	PASS
10	Inspect and adjust track alignment - sections should travel smoothly without binding	PASS
11	Inspect back hangs and header bracket connections	PASS
12	Inspect framing	PASS
13	Inspect and tighten all bolts, brackets, and track fasteners	PASS
14	Check panel sections for cracks, dents, or compromised hardware - note overall condition of door	PASS
15	Inspect and replace bottom weather seal if cracked, flattened, or missing	PASS
16	Inspect door weatherstripping and seals - replace if cracked, torn, compressed, or missing	PASS
17	Test auto-reverse: place 2x4 flat on floor, door must reverse on contact (if safety edge is present)	PASS
18	Test photo-eye safety sensors - verify alignment and clean lenses	PASS
19	Inspect cable safety devices	PASS
20	Operator: test operator force settings - adjust if door strains or travels unevenly	PASS
21	Operator: inspect and adjust belts	PASS
22	Operator: inspect and lubricate chains and sprockets	PASS
23	Operator: test emergency manual release / disconnect cord	PASS
24	Operator: inspect upper and lower limit switches and adjust as required	PASS
25	Operator: check and tighten operator mounting bolts	PASS

D3 - Commercial sectional overhead door

PASS

Location: Loading Bay 1

Overhead Door Preventive Maintenance

Technician: Chris | Date: Oct 28, 2026 | 29 of 29 items answered

26	Operator: check brake assembly and adjust (if fitted)	PASS
27	Operator: remove covers; check for bare or loose wires and clean connectors	PASS
28	Operator: check gearbox oil level (if applicable)	PASS
29	Operator: re-energize and test run the door up and down	PASS

SERVICE NOTES

Lubricated rollers, hinges and bearings. Bottom seal worn but serviceable.

D6 - Commercial full-view sectional overhead door

PASS

Location: Showroom Service Bay

Overhead Door Preventive Maintenance

Technician: Chris | Date: Oct 28, 2026 | 29 of 29 items answered

1	Cycle the door through full travel - note any binding, noise, or uneven travel	PASS
2	Check and adjust the counterbalance assembly	PASS
3	Inspect torsion/extension springs and spring pads for wear, corrosion, separation, or broken coils	PASS
4	Lubricate torsion spring(s) with spray lubricant rated for springs (not WD-40)	PASS
5	Inspect and adjust drums; inspect cables for fraying, kinking, wear, or improper drum seating	PASS
6	Inspect connections at bottom fixtures	PASS
7	Inspect rollers and hinges - note condition and lubricate all rollers, hinges, and track brackets	PASS
8	Inspect and lubricate bearings	PASS
9	Lubricate grease fittings (if applicable)	PASS
10	Inspect and adjust track alignment - sections should travel smoothly without binding	PASS
11	Inspect back hangs and header bracket connections	PASS
12	Inspect framing	PASS
13	Inspect and tighten all bolts, brackets, and track fasteners	PASS
14	Check panel sections for cracks, dents, or compromised hardware - note overall condition of door	PASS
15	Inspect and replace bottom weather seal if cracked, flattened, or missing	PASS
16	Inspect door weatherstripping and seals - replace if cracked, torn, compressed, or missing	PASS
17	Test auto-reverse: place 2x4 flat on floor, door must reverse on contact (if safety edge is present)	PASS
18	Test photo-eye safety sensors - verify alignment and clean lenses	PASS
19	Inspect cable safety devices	PASS
20	Operator: test operator force settings - adjust if door strains or travels unevenly	PASS
21	Operator: inspect and adjust belts	PASS
22	Operator: inspect and lubricate chains and sprockets	PASS
23	Operator: test emergency manual release / disconnect cord	PASS
24	Operator: inspect upper and lower limit switches and adjust as required	PASS
25	Operator: check and tighten operator mounting bolts	PASS

D6 - Commercial full-view sectional overhead door

PASS

Location: Showroom Service Bay

Overhead Door Preventive Maintenance

Technician: Chris | Date: Oct 28, 2026 | 29 of 29 items answered

26	Operator: check brake assembly and adjust (if fitted)	PASS
27	Operator: remove covers; check for bare or loose wires and clean connectors	PASS
28	Operator: check gearbox oil level (if applicable)	PASS
29	Operator: re-energize and test run the door up and down	PASS

SERVICE NOTES

Glazing sections clean and intact. Track and rollers serviced.

D2 - Sliding

PASS

Location: Main Entrance

Chris AAADM #12345678 expires Nov 3, 2027

Oct 27, 2026, 11:30 AM

Traffic: **Standard** Leaf type: **Biparting** Direction: **Two way** Knowing act activation: **No** Reduced activation: **No** Install date: **Jun 14, 2019**

OPERATOR ADJUSTMENTS

Closing Speed	0.8 ft/s (max 1)	PASS
Closing Force	24 lbf (max 30)	PASS
Latch Check	3.2 in (min 2)	PASS
Time Delay	found 1.2 / left 3 (min 1.5)	CORRECTED

- Hold-open time found at 1.2 s; reset to 3.0 s on the operator controller.

FLOOR MATS, ACTIVATING AND SAFETY - N/A

ACTIVATING SENSORS

Pattern Size	PASS
Sensitivity	PASS

PRESENCE SENSOR

Function and Position	48 sec (min 30)	PASS

EMERGENCY BREAKOUT

Breakout Force	40 lbf (max 50)	PASS
Cut-Off Switch or Door Closer		PASS

SIGNAGE

"Emergency - Push"	PASS
"Automatic Door"	PASS
"Stand Clear..."	PASS

GENERAL

All safety systems operational	PASS
AAADM safety information label present and legible	PASS

FORM QUESTIONS

Owner's manual on site	**Yes**
Inspector provided manual	**No**
Additional doors to inspect	**Yes**
Work ticket	**LCP-2026-114**

COMPLIANCE LABEL

AAADM compliance label applied to this door.

CUSTOMER ACKNOWLEDGMENT



Dana Whitfield, Property Manager

Oct 27, 2026, 11:42 AM

Lakeshore Commerce Park - 450 Lakeshore Boulevard

Chris - Your Company Name Here - Oct 29, 2026

	ID / Location	Type	Config	W x H (basis)	Frame	Glass	Hardware	Condition	Alerts	Confirmed
	**W1 - Reception Lounge**	Fixed/Picture - Residential	OOO	64" x 46" (Frame size)	Wood, White	Single pane, Clear, True divided lite		82% Good		No
	**W2 - Second Floor Office 204**	Double-hung - Residential	O	28" x 40-1/2" (Frame size)	Wood, White	Double pane, Clear, Simulated divided lite (SDL)	None	80% Good		No

W1 Fixed/Picture

Location: Reception Lounge

"(verify)" marks a value the AI was unsure of - check it on site.

GOOD

CONDITION 82%

WINDOW

Category	**Residential**
Type	**Fixed/Picture**
Configuration	**OOO**

SIZE

Width	**64" (verify)**
Height	**46" (verify)**
Dimension basis	**Frame size**
Confirmed on site	**No - estimate**
Size reference	**AI dimension confidence: 50% - estimated from standard books on sill.**

FRAME AND GLASS

Frame material	**Wood**
Frame colour	**White**
Panes	**Single (verify)**
Glass type	**Clear**
Grilles	**True divided lite**
Safety glass mark	**None seen**
Hazardous location	**No**



NOTES

Three-lite multi-pane painted wood window assembly set into a deep recessed opening above an integrated window seat. No visible operating hardware, appearing to be fixed cottage-style glazing.

CONDITION ASSESSMENT

Overall	**Good - 82%**
Recommendation	**Maintain paint finish and inspect exterior glazing putty regularly.**

W2 Double-hung

Location: Second Floor Office 204

"(verify)" marks a value the AI was unsure of - check it on site.

GOOD

CONDITION 80%

WINDOW

Category	**Residential**
Type	**Double-hung (verify)**
Configuration	**O (verify)**

SIZE

Width	**28" (verify)**
Height	**40-1/2" (verify)**
Dimension basis	**Frame size**
Confirmed on site	**No - estimate**
Size reference	**AI dimension confidence: 35% - estimated from typical casing proportions without external references.**

FRAME AND GLASS

Frame material	**Wood**
Frame colour	**White**
Panes	**Double**
Glass type	**Clear**
Grilles	**Simulated divided lite (SDL)**
Safety glass mark	**None seen**
Hazardous location	**No**

HARDWARE

Lock type	**None (verify)**
Screen	**None**



NOTES

Interior view of a four-lite painted wood residential window with deep moulded interior trim and stool. Operating hardware is not clearly visible in the low-light exposure.

CONDITION ASSESSMENT

Overall	**Good - 80%**
Recommendation	**Inspect sash operation and balance systems if operable; paint finish appears intact.**