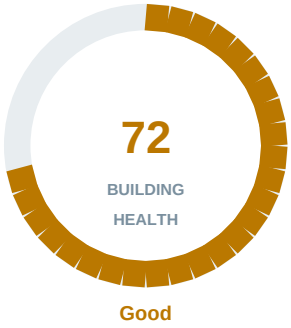
Northgate Distribution Centre



Good

2200 Northgate Parkway

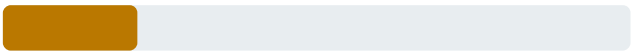
Report generated: Oct 29, 2026

14	10 / 14
TOTAL DOORS	INSPECTED (12MO)
4	**80%**
OPEN DEFICIENCIES	AVG CONDITION

Condition Overview



Excellent / Good — 11 (79%)



Fair — 3 (21%)

Inspection Status

71%



10 of 14 doors inspected in last 12 months

5 components across 5 doors past expected service life.
See Door Inventory pages for details.

URGENT / HIGH PRIORITY DEFICIENCIES

Dock Door 3
Overhead Door Preventive Maintenance - FAIL
7 days open — URGENT

+ 1 more - see Open Deficiencies page

Open Deficiencies (4)

Dock Door 2

MEDIUM

Bottom seal torn - daylight and water at floor

Oct 21, 2026 · Chris · Open 7 days

Dock Door 3

URGENT

Overhead Door Preventive Maintenance - FAIL

Oct 21, 2026 · Chris · Open 7 days

Stairwell A

HIGH

NFPA 80 Fire Door Inspection - FAIL

Oct 14, 2026 · Chris · Open 14 days

Cold Storage

MEDIUM

Door gasket torn at latch side - cold air leaking

Oct 2, 2026 · Chris · Open 26 days

Upcoming Inspections

Door	Last Inspected	Next Due	Days	Status
Cold Storage	Aug 27, 2025	Aug 27, 2026	64 days	Overdue
Dock Door 1	Sep 18, 2025	Sep 18, 2026	42 days	Overdue
Dock Door 5	-	-	-	Not Sched.
Equipment Room Pair	-	-	-	Not Sched.
Fleet Service Bay	Mar 11, 2026	Nov 18, 2026	19 days	Scheduled
Rear Exit	Jan 22, 2026	Jan 22, 2027	84 days	Scheduled

Cold Storage

Commercial stainless steel service door

GOOD

CONDITION 72%

DOOR ANALYSIS

Width x Height	**36 inches x 84 inches**

AI dimension confidence: 85% - standard commercial door opening and pass-through counter used as references.

MATERIAL & TYPE

Door Skin	**Stainless steel**
Finish	**Brushed stainless steel**
Panel Style	**Flush with narrow vision lite**
Swing	**LHR**

HARDWARE DETECTED

Manufacturer	**Curries**
Hinges	**Not visible / concealed pivot**
Closer	**Not visible / may be concealed**
Handle	**D-pull**

NOTES

Flush brushed stainless steel kitchen service door with narrow vertical fluted glass vision lite and pull handle. Set into an integrated stainless steel wall and frame assembly adjacent to a pass-through station.

RECENT SERVICE

Oct 2, 2026 — ISSUE

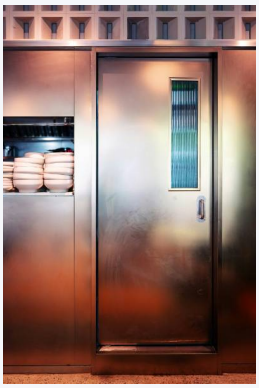
Door gasket torn at latch side - cold air leaking

Aug 27, 2025 — PASS

Swing Door Preventive Maintenance - PASS

LIFECYCLE - MODERATE USE

Door Closer	**~7 yrs left**
Lockset	**~4 yrs left**
Hinges	**~13 yrs left**
Exit Device	**~2 yrs left**



FRAME ANALYSIS

Frame Width	**40 inches**
Frame Height	**86 inches**
Material	**Stainless steel**
Frame Type	**Welded**
Frame Condition	**Good**

FIRE RATING

Status	**Verify label**

CONDITION ASSESSMENT

Damage	**Minor surface smudges and scuffs typical of kitchen traffic.**
Recommendation	**Clean stainless steel surface with appropriate cleaner.**

ASSET INFO

Install Date	**Nov 14, 2016**
Usage	**Moderate use**
Manufacturer	**Curries**
Last Inspected	**Aug 27, 2025**
Next Inspection	**Aug 27, 2026**

Dock Door 1

Commercial sectional overhead door with pass door

GOOD

CONDITION 80%

DOOR ANALYSIS

Width x Height	13 ft x 14 ft

AI dimension confidence: 50% - visual estimate from wicket_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 / ribbed stucco embossed
Panel Style	Ribbed
Swing	RHR

OVERHEAD HARDWARE

Opener / Operator	Jackshaft
Opener	LiftMaster

NOTES

Steel sectional commercial overhead door with four rectangular vision lites and an integrated pedestrian pass door. Exterior steel frame casing mounted flush to textured facade over an entry ramp.

RECENT SERVICE

Nov 20, 2025

Torsion spring replacement (pair) - 150,000-cycle $1180

Sep 18, 2025 PASS

Overhead Door Preventive Maintenance - PASS

LIFECYCLE - HEAVY USE

Door Slab / Panels	~2 yrs left
Torsion Springs (150,000 cycles) replaced Nov 20, 2025	~5 months left
Door Opener	3 yr 5 mo overdue



OPENING & MOUNTING

Opening Width	13 ft
Opening Height	14 ft
Mounting Surface	Structural steel / aluminum jamb casing
Frame Condition	Good

CONDITION ASSESSMENT

Damage	Minor surface wear at ramp base; light scuffs on bottom panel
Recommendation	Inspect weatherstripping and perimeter seals around integrated pass door.

ASSET INFO

Install Date	Jun 10, 2014
Usage	Heavy use
Manufacturer	Overhead Door
Last Inspected	Sep 18, 2025
Next Inspection	Sep 18, 2026
Lifetime Repair Costs	$1,180

Dock Door 2

Commercial sectional overhead door

GOOD

CONDITION 78%

DOOR ANALYSIS

Width x Height	**12 ft x 10 ft**

*AI dimension confidence: 50% - visual estimate from wall architectural tile grid height (5 panels * 23.6in) - no scale reference in frame; for a measured size use a DoorScan card or the laser.*

MATERIAL & TYPE

Door Skin	**Steel**
Finish	**Red factory-painted finish**
Panel Style	**Flush with horizontal ribbing**

OVERHEAD HARDWARE

Opener / Operator	**Jackshaft**
Opener	**LiftMaster**

NOTES

Commercial red ribbed sectional door with three oval vision lites in good condition. Installed in a recessed opening with metal cladding and stone plinth surround.

RECENT SERVICE

Oct 21, 2026 — ISSUE

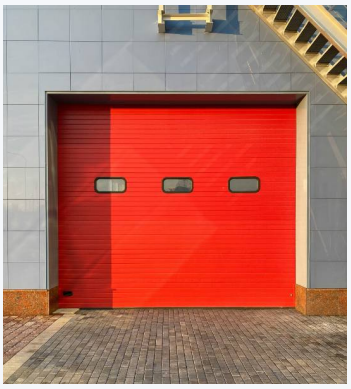
Bottom seal torn - daylight and water at floor

Apr 15, 2026 — PASS

Overhead Door Preventive Maintenance - PASS

LIFECYCLE - HEAVY USE

Door Slab / Panels	**~3 yrs left**
Torsion Springs (150,000 cycles) replaced Feb 10, 2026	**~8 months left**
Door Opener	**1 yr 7 mo overdue**



OPENING & MOUNTING

Opening Width	**12 ft**
Opening Height	**10 ft**
Mounting Surface	**Steel / Aluminum cladding**
Frame Condition	**Excellent**

CONDITION ASSESSMENT

Recommendation	**Perform routine maintenance check.**

ASSET INFO

Install Date	**Mar 22, 2016**
Usage	**Heavy use**
Manufacturer	**Overhead Door**
Last Inspected	**Apr 15, 2026**
Next Inspection	**Apr 15, 2027**
Lifetime Repair Costs	**$1,090**

Dock Door 3

Commercial sectional overhead door

FAIR

CONDITION 58%

DOOR ANALYSIS

Width x Height	**12 ft x 12 ft**

AI dimension confidence: 50% - visual estimate from adjacent personnel door (84 inches) - no scale reference in frame; for a measured size use a DoorScan card or the laser.

MATERIAL & TYPE

Door Skin	**Steel**
Finish	**Painted yellow**
Panel Style	**Ribbed / micro-grooved**

OVERHEAD HARDWARE

Opener / Operator	**Jackshaft**
Opener	**LiftMaster**

NOTES

Yellow sectional overhead door with two rows of four vision lites set into dark grey corrugated metal siding. Adjacent hollow metal personnel door is visible to the left.

RECENT SERVICE

Oct 21, 2026 — FAIL

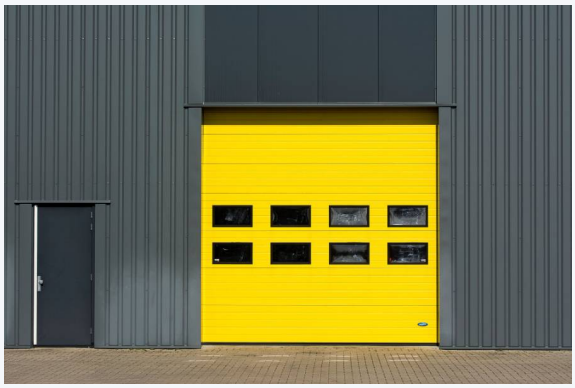
Overhead Door Preventive Maintenance - FAIL

May 12, 2026

High-cycle spring upgrade — $1340

LIFECYCLE - INTENSIVE USE

Door Slab / Panels	**~2 months left**
Torsion Springs (150,000 cycles) replaced May 12, 2026	**~1 month left**
Door Opener	**2 yr 10 mo overdue**



OPENING & MOUNTING

Opening Width	**12 ft**
Opening Height	**12 ft**
Mounting Surface	**Structural steel**
Frame Condition	**Good**

CONDITION ASSESSMENT

Recommendation	**Perform routine operational inspection and maintenance.**

ASSET INFO

Install Date	**Jan 9, 2017**
Usage	**Intensive use**
Manufacturer	**Wayne Dalton**
Last Inspected	**Oct 21, 2026**
Next Inspection	**Oct 21, 2027**
Lifetime Repair Costs	**$1,340**

Dock Door 4

Commercial sectional overhead door with pass door

EXCELLENT

CONDITION 88%

DOOR ANALYSIS

Width x Height	**17 ft x 13 ft**

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

MATERIAL & TYPE

Door Skin	**Steel**
Finish	**Painted blue**
Panel Style	**Ribbed**
Swing	**RHR**

OVERHEAD HARDWARE

Opener / Operator	**Jackshaft**
Opener	**LiftMaster**

NOTES

Commercial blue ribbed sectional overhead door featuring an integrated wicket/pass-through door. Mounted in a metal-clad industrial building with a low brick base.

RECENT SERVICE

Jul 20, 2026 — PASS

Dock Equipment Preventive Maintenance - PASS

Jul 20, 2026 — PASS

Overhead Door Preventive Maintenance - PASS

LIFECYCLE - HEAVY USE

Door Slab / Panels	**~9 yrs left**
Torsion Springs (150,000 cycles) replaced Jul 20, 2026	**~1 yr left**
Door Opener	**~4 yrs left**



OPENING & MOUNTING

Opening Width	**17 ft**
Opening Height	**13 ft**
Mounting Surface	**Structural steel**
Frame Condition	**Good**

CONDITION ASSESSMENT

Damage	**Minor surface wear, slight oil-canning/deflection on lower panels.**
Recommendation	**Inspect weatherstripping around perimeter and integrated wicket door seal.**

ASSET INFO

Install Date	**May 17, 2021**
Usage	**Heavy use**
Manufacturer	**Wayne Dalton**
Last Inspected	**Jul 20, 2026**
Next Inspection	**Jul 20, 2027**
Lifetime Repair Costs	**$1,120**

Dock Door 5

Commercial sectional overhead door

GOOD

CONDITION 80%

DOOR ANALYSIS

Width x Height	**12 ft x 12 ft**

AI dimension confidence: 50% - visual estimate from panel count (6 panels @ 24 inches) - no scale reference in frame; for a measured size use a DoorScan card or the laser.

MATERIAL & TYPE

Door Skin	**Steel**
Finish	**Painted white**
Panel Style	**Flush / ribbed sectional**

OVERHEAD HARDWARE

Opener / Operator	**Jackshaft**
Opener	**Chamberlain**

NOTES

Exterior face of a flush-panel steel sectional overhead door installed in a metal clad building. Minor cosmetic dimpling on middle sections; no exterior hardware or lock cylinder visible.

RECENT SERVICE

No service events recorded yet.

LIFECYCLE - MODERATE USE

Door Slab / Panels	**~14 yrs left**
Torsion Springs	**Verify spring rating**
Door Opener	**~5 yrs left**



OPENING & MOUNTING

Opening Width	**12 ft**
Opening Height	**12 ft**
Mounting Surface	**Steel / structural metal building trim**
Frame Condition	**Good**

CONDITION ASSESSMENT

Damage	**Minor surface dings and light dimpling visible near center panel seams.**
Recommendation	**Inspect weatherstripping and interior track alignment.**

ASSET INFO

Install Date	**Sep 8, 2020**
Usage	**Moderate use**
Manufacturer	**Clopay**
Last Inspected	**Never**
Next Inspection	**Not scheduled**

Equipment Room Pair

Commercial hollow metal double door

FAIR

CONDITION 68%

DOOR ANALYSIS

Width x Height	**72 inches (non-standard) x 84 inches**

AI dimension confidence: 85% - concrete foundation and panel geometry used as references.

MATERIAL & TYPE

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

HARDWARE DETECTED

Manufacturer	**Steelcraft**
Lockset	**Cylindrical deadbolt prep / missing trim**
Hinges	**3 per leaf x 4.5 in commercial butt / painted**
Closer	**Not visible / may be concealed**
Handle	**Missing / prepped hole**

NOTES

Pair of flush hollow metal doors with a bright yellow painted finish set in a steel frame. Exterior face exhibits dirt staining near the bottom edge and missing primary lockset hardware.

RECENT SERVICE

Jun 2, 2025

Re-hung inactive leaf; adjusted flush bolts $340

LIFECYCLE - LIGHT USE

Door Closer	**~7 yrs left**
Lockset	**~2 yrs left**
Hinges	**~12 yrs left**
Exit Device	**~2 yrs left**



FRAME ANALYSIS

Frame Width	**76 inches**
Frame Height	**86 inches**
Material	**Steel**
Frame Type	**Welded**
Frame Condition	**Good**

FIRE RATING

Status	**Verify label**

CONDITION ASSESSMENT

Damage	**Lower door leaves show scuffing, dirt accumulation, and surface corrosion; lockset hardware missing.**
Recommendation	**Clean and repaint door surfaces, and install complete lockset and handle hardware.**

ASSET INFO

Install Date	**Aug 15, 2011**
Usage	**Light use**
Manufacturer	**Steelcraft**
Last Inspected	**Never**
Next Inspection	**Not scheduled**
Lifetime Repair Costs	**$340**

Fleet Service Bay

Commercial full-view sectional overhead door

EXCELLENT

CONDITION 90%

DOOR ANALYSIS

Width x Height	**10 ft x 10 ft**

AI dimension confidence: 50% - visual estimate from panel count (5 sections @ 24 in) - no scale reference in frame; for a measured size use a DoorScan card or the laser.

MATERIAL & TYPE

Door Skin	**Aluminum / Glass**
Finish	**Anodized clear aluminum / white powder coat**
Panel Style	**Full-view glazed sections**

OVERHEAD HARDWARE

Opener / Operator	**Trolley**
Opener	**LiftMaster**

NOTES

Pair of commercial aluminum full-view sectional overhead service doors with glazed panels and automated entry warning graphics. Exterior drive-in service bay installation framed by bollards and integrated into a modern commercial facade.

RECENT SERVICE

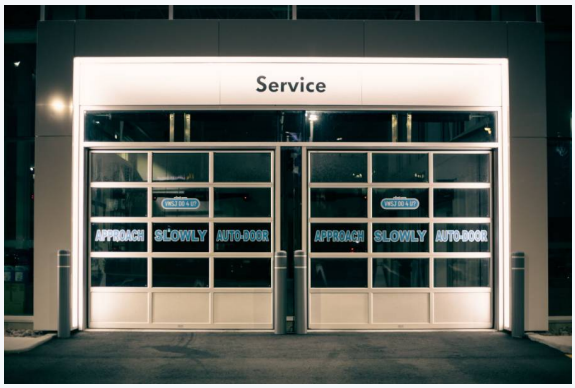
Mar 11, 2026

Overhead Door Preventive Maintenance - PASS

PASS

LIFECYCLE - MODERATE USE

Door Slab / Panels	**~12 yrs left**
Torsion Springs	**Verify spring rating**
Door Opener	**~4 yrs left**



OPENING & MOUNTING

Opening Width	**10 ft**
Opening Height	**10 ft**
Mounting Surface	**Aluminum / Steel jambs**
Frame Condition	**Excellent**

CONDITION ASSESSMENT

Recommendation	**Perform routine maintenance and inspect automatic safety sensors.**

ASSET INFO

Install Date	**Apr 3, 2019**
Usage	**Moderate use**
Manufacturer	**Hörmann**
Last Inspected	**Mar 11, 2026**
Next Inspection	**Nov 18, 2026**

Lobby Vestibule

Commercial aluminum storefront door

GOOD

CONDITION 84%

DOOR ANALYSIS

Width x Height	**36 inches x 84 inches**

AI dimension confidence: 88% - standard storefront leaf and push bar used as references.

MATERIAL & TYPE

Door Skin	**Aluminum**
Finish	**Clear anodized aluminum**
Panel Style	**Full lite**
Swing	**LHR**

HARDWARE DETECTED

Manufacturer	**Kawneer**
Hinges	**Continuous geared hinge / clear anodized**
Closer	**Concealed overhead / automatic operator**
Exit Device	**Crossbar / touch bar exit device**
Handle	**Push bar**

NOTES

Clear anodized aluminum narrow-to-medium stile storefront door with full-lite glazing and Stanley automated header. Fitted with a full-width push bar and automatic door actuator push plate.

RECENT SERVICE

Mar 19, 2026

ADA Accessibility Inspection - PASS — PASS

Apr 22, 2025

Exit device replaced — $760

LIFECYCLE - HEAVY USE

Door Closer	**~7 yrs left**
Lockset	**~5 months left**
Hinges	**~11 yrs left**
Exit Device replaced Apr 22, 2025	**~3 yrs left**



FRAME ANALYSIS

Frame Width	**40 inches**
Frame Height	**86 inches**
Material	**Aluminum**
Frame Type	**Storefront system**
Frame Condition	**Good**

CONDITION ASSESSMENT

Damage	**Minor surface wear on stiles and threshold**
Recommendation	**Inspect weatherstripping and automatic operator calibration.**

ASSET INFO

Install Date	**Oct 5, 2020**
Usage	**Heavy use**
Manufacturer	**Kawneer**
Last Inspected	**Mar 19, 2026**
Next Inspection	**Mar 19, 2027**
Lifetime Repair Costs	**$760**

Main Entrance

Commercial aluminum storefront double door

EXCELLENT

CONDITION 92%

DOOR ANALYSIS

Width x Height	**72 inches (non-standard) x 84 inches**

AI dimension confidence: 75% - storefront mullion module and standard leaf proportions used as references.

MATERIAL & TYPE

Door Skin	**Aluminum**
Finish	**Anodized aluminum / frosted glass**
Panel Style	**Full lite**

HARDWARE DETECTED

Manufacturer	**Kawneer**
Hinges	**Not visible / concealed pivot**
Closer	**Not visible / may be concealed**
Keypad	**Card reader / access control at jamb**

NOTES

Pair of narrow-stile aluminum full-lite doors with frosted glazing integrated into a curtain wall system. Access control reader mounted on the left jamb; operating hardware appears concealed or absent on this face.

RECENT SERVICE

Mar 19, 2026

ADA Accessibility Inspection - PASS

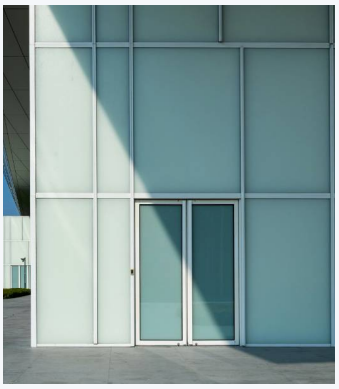
PASS

Jun 14, 2023

Exit device replaced (active leaf) $890

LIFECYCLE - HEAVY USE

Door Closer	**~2 yrs left**
Lockset	**4 yr 10 mo overdue**
Hinges	**~6 yrs left**
Exit Device replaced Jun 14, 2023	**~2 yrs left**



FRAME ANALYSIS

Frame Width	**76 inches**
Frame Height	**86 inches**
Material	**Aluminum**
Frame Type	**Storefront system**
Frame Condition	**Excellent**

CONDITION ASSESSMENT

Damage	**None observed; clean modern installation.**
Recommendation	**Routine preventative maintenance.**

ASSET INFO

Install Date	**Jun 30, 2015**
Usage	**Heavy use**
Manufacturer	**Kawneer**
Last Inspected	**Mar 19, 2026**
Next Inspection	**Mar 19, 2027**
Lifetime Repair Costs	**$890**

Office Corridor 110

Commercial hollow metal single door

GOOD

CONDITION 84%

DOOR ANALYSIS

Width x Height	**36 inches x 84 inches**

AI dimension confidence: 88% - commercial door lever and floor tile pattern used as references.

MATERIAL & TYPE

Door Skin	**Hollow metal steel**
Finish	**Painted grey**
Panel Style	**Flush**
Swing	**LHR**

HARDWARE DETECTED

Manufacturer	**Steelcraft**
Lockset	**Cylindrical latch / lever / satin chrome**
Hinges	**3 x 4.5"x4" commercial butt / satin chrome**
Closer	**Surface mounted / regular arm / bronze-brass finish**
Handle	**Lever**

NOTES

Flush hollow metal stairwell door installed in a drywall opening with knockdown steel frame. Equipped with commercial lever lockset, surface closer, and stairs signage.

RECENT SERVICE

Mar 19, 2026

ADA Accessibility Inspection - PASS

PASS

LIFECYCLE - LIGHT USE

Door Closer	**~15 yrs left**
Lockset	**~10 yrs left**
Hinges	**~20 yrs left**
Exit Device	**~10 yrs left**



FRAME ANALYSIS

Frame Width	**40 inches**
Frame Height	**86 inches**
Material	**Hollow metal steel**
Frame Type	**Knockdown**
Frame Condition	**Good**

FIRE RATING

Status	**Verify label**

CONDITION ASSESSMENT

Damage	**Minor surface scuffs on face and frame edge**
Recommendation	**Maintain door closer adjustment and verify latching action.**

ASSET INFO

Install Date	**Jul 22, 2019**
Usage	**Light use**
Manufacturer	**Steelcraft**
Last Inspected	**Mar 19, 2026**
Next Inspection	**Mar 19, 2027**

Rear Exit

Commercial flush metal utility door

EXCELLENT

CONDITION 90%

DOOR ANALYSIS

Width x Height	**36 inches x 84 inches**

AI dimension confidence: 85% - standard commercial door opening proportions used.

MATERIAL & TYPE

Door Skin	**Hollow metal / steel**
Finish	**Brushed or metallic silver painted**
Panel Style	**Flush**
Swing	**RHR**

HARDWARE DETECTED

Manufacturer	**Ceco**
Lockset	**Cylinder deadbolt / keyhole only**
Hinges	**3 x 4.5"x4" commercial butt / satin chrome**
Closer	**Not visible / may be concealed**

NOTES

Flush metal single man door set in a deep dark metal reveal within an exterior green wall. Equipped with three commercial butt hinges on the right and an integrated keyway lock on the left.

RECENT SERVICE

Jan 22, 2026

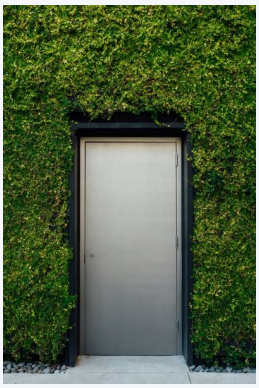
NFPA 80 Fire Door Inspection - PASS — PASS

Sep 14, 2021

Exit device replaced — $820

LIFECYCLE - MODERATE USE

Door Closer	**~3 yrs left**
Lockset	**~1 month left**
Hinges	**~9 yrs left**
Exit Device replaced Sep 14, 2021	**~7 yrs left**



FRAME ANALYSIS

Frame Width	**40 inches**
Frame Height	**86 inches**
Material	**Structural steel / aluminum deep casing**
Frame Type	**Welded**
Frame Condition	**Excellent**

FIRE RATING

Status	**Verify label**

CONDITION ASSESSMENT

Recommendation	**Maintain clearances around living wall foliage**

ASSET INFO

Install Date	**May 20, 2013**
Usage	**Moderate use**
Manufacturer	**Ceco**
Last Inspected	**Jan 22, 2026**
Next Inspection	**Jan 22, 2027**
Lifetime Repair Costs	**$820**

Showroom Entrance

Commercial automatic sliding glass entrance

EXCELLENT

CONDITION 88%

DOOR ANALYSIS

Width x Height	**93 inches x 96 inches**

AI dimension confidence: 72% - Proportional standard commercial sliding door package height.

MATERIAL & TYPE

Door Skin	**Tempered glass / aluminum framing**
Finish	**Dark bronze anodized**
Panel Style	**Full glass**

HARDWARE DETECTED

Manufacturer	**Horton**
Hinges	**Not visible**
Closer	**Concealed overhead automatic operator**
Handle	**None**
Keypad	**Access control scanner / turnstile visible**

NOTES

Full-glass automated sliding door entrance package with dark bronze anodized aluminum frame. Integrated adjacent to turnstile access control leading to a gondola platform.

RECENT SERVICE

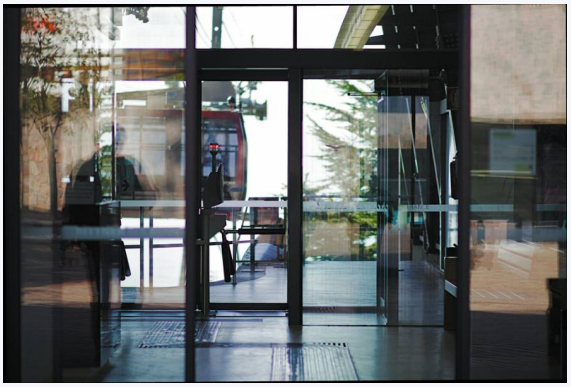
Sep 9, 2026

AAADM Automatic Door Inspection - PASS

PASS

LIFECYCLE - HEAVY USE

Operator	**~4 months left**
Sensors	**~11 yrs left**



FRAME ANALYSIS

Frame Width	**93 inches**
Frame Height	**96 inches**
Material	**Aluminum**
Frame Type	**Storefront system**
Frame Condition	**Good**

CONDITION ASSESSMENT

Damage	**Minor surface wear on track and lower guides**
Recommendation	**Perform routine safety sensor check and track cleaning.**

ASSET INFO

Install Date	**Feb 26, 2018**
Usage	**Heavy use**
Manufacturer	**Horton**
Last Inspected	**Sep 9, 2026**
Next Inspection	**Sep 9, 2027**

Stairwell A

Commercial hollow metal man door

FAIR

CONDITION 64%

DOOR ANALYSIS

Width x Height	36 inches x 84 inches

AI dimension confidence: 90% - standard commercial door proportions and ceiling conduit used as references.

MATERIAL & TYPE

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

HARDWARE DETECTED

Manufacturer	Ceco
Lockset	Cylindrical latch / lever / satin chrome
Hinges	3 x 4.5"x4" commercial butt / satin chrome
Closer	Heavy-duty / regular arm / silver
Handle	Lever

NOTES

Painted hollow metal single door with narrow vision lite and surface overhead closer installed in a concrete corridor. Out-swinging configuration with lever lockset on the right and hinges on the left.

RECENT SERVICE

Oct 14, 2026 — FAIL

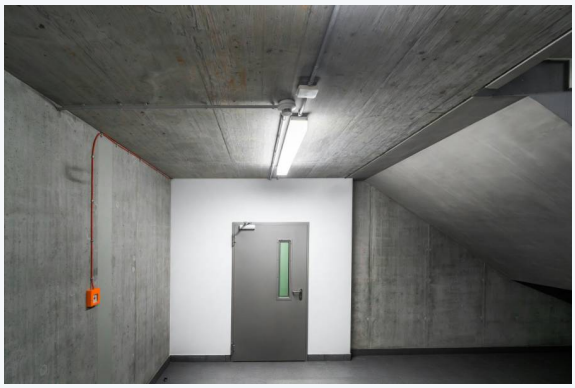
NFPA 80 Fire Door Inspection - FAIL

Oct 8, 2025 — PASS

NFPA 80 Fire Door Inspection - PASS

LIFECYCLE - MODERATE USE

Door Closer	1 yr 8 mo overdue
Lockset replaced Aug 9, 2022	~9 yrs left
Hinges	~4 yrs left
Exit Device replaced Aug 9, 2022	~8 yrs left



FRAME ANALYSIS

Frame Width	40 inches
Frame Height	86 inches
Material	Steel
Frame Type	Knockdown
Frame Condition	Good

FIRE RATING

Status	1.5 hr

CONDITION ASSESSMENT

Damage	None observed; clean modern installation.
Recommendation	Maintain door closer adjustment and verify latch engagement during routine inspections.

ASSET INFO

Install Date	Sep 1, 2008
Usage	Moderate use
Manufacturer	Ceco
Last Inspected	Oct 14, 2026
Next Inspection	Oct 14, 2027
Lifetime Repair Costs	$1,460

Full Service Log

Date	Event	By	Cost	Pass/Fail	Score
Cold Storage					
Oct 2, 2026	Issue - Door gasket torn at latch side - cold air leaking	Chris			
Aug 27, 2025	Swing Door Preventive Maintenance	Chris		PASS	80%
Dock Door 1					
Nov 20, 2025	Torsion spring replacement (pair) - 150,000-cycle	Chris	$1,180		82%
Sep 18, 2025	Overhead Door Preventive Maintenance	Chris		PASS	80%
Mar 14, 2023	Overhead Door Preventive Maintenance	Chris		PASS	84%
	Door Total		$1,180		
Dock Door 2					
Oct 21, 2026	Issue - Bottom seal torn - daylight and water at floor	Chris			
Apr 15, 2026	Overhead Door Preventive Maintenance	Chris		PASS	86%
Feb 10, 2026	Torsion spring replacement (pair)	Chris	$1,090		
	Door Total		$1,090		
Dock Door 3					
Oct 21, 2026	Overhead Door Preventive Maintenance	Chris		FAIL	58%
May 12, 2026	High-cycle spring upgrade	Chris	$1,340		
	Door Total		$1,340		
Dock Door 4					
Jul 20, 2026	Dock Equipment Preventive Maintenance	Chris		PASS	
Jul 20, 2026	Overhead Door Preventive Maintenance	Chris		PASS	88%
Jul 20, 2026	Torsion spring replacement (pair)	Chris	$1,120		
	Door Total		$1,120		
Equipment Room Pair					
Jun 2, 2025	Re-hung inactive leaf; adjusted flush bolts	Chris	$340		68%
	Door Total		$340		
Fleet Service Bay					
Mar 11, 2026	Overhead Door Preventive Maintenance	Chris		PASS	90%
Lobby Vestibule					
Mar 19, 2026	ADA Accessibility Inspection	Chris		PASS	84%
Apr 22, 2025	Exit device replaced	Chris	$760		
	Door Total		$760		

Date	Event	By	Cost	Pass/Fail	Score
Main Entrance					
Mar 19, 2026	ADA Accessibility Inspection	Chris		PASS	92%
Jun 14, 2023	Exit device replaced (active leaf)	Chris	$890		
	Door Total		$890		
Office Corridor 110					
Mar 19, 2026	ADA Accessibility Inspection	Chris		PASS	84%
Rear Exit					
Jan 22, 2026	NFPA 80 Fire Door Inspection	Chris		PASS	90%
Sep 14, 2021	Exit device replaced	Chris	$820		
	Door Total		$820		
Showroom Entrance					
Sep 9, 2026	AAADM Automatic Door Inspection	Chris		PASS	88%
Stairwell A					
Oct 14, 2026	NFPA 80 Fire Door Inspection	Chris		FAIL	64%
Oct 8, 2025	NFPA 80 Fire Door Inspection	Chris		PASS	78%
Aug 9, 2022	Exit device and lockset replaced	Chris	$1,460		
	Door Total		$1,460		
Grand Total			$9,000		