Lerch Bates
BUILDING INSIGHT

LIGHTHOUSE HARBOR CONDOMINIUMS
NEW ORLEANS, LA

ELEVATOR MODERNIZATION SURVEY

MARCH 26, 2026

PREPARED FOR:

Caroline Wendt
Board President
Lighthouse Harbor Owners Association
7300 Lakeshore Dr
New Orleans, LA 70124

PREPARED BY:

Mickey Schultz
Consultant
mickey.schultz@lerchbates.com
504-418-1780

LB Project № 0100063175

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

TABLE OF CONTENTS

Local Office
P.O. Box 142
Covington, LA 70434-0142

SECTION I —
SUMMARY AND RECOMMENDATIONS

A. SCOPE

This report was commissioned to evaluate the condition of the existing hydraulic passenger elevators at Lighthouse Harbor Condominium, New Orlean, LA, and to review existing building conditions for modernization to improve operation, reliability, and system performance. In addition, compliance with current elevator and building codes was evaluated, along with proposed modernization to improve equipment reliability, life safety and conformance with requirements of the Americans with Disabilities Act (ADA) for access by the physically challenged.

B. GENERAL

Mickey Schultz, Consultant, performed a site review on March 11, 2026. Existing elevator equipment condition was evaluated to determine suitability for reuse in conjunction with proposed modernization. Existing building configuration related to elevator machine room, hoistways, and pits was evaluated for code compliance, with deviations noted in Section III of this report.

C. MODERNIZATION OBJECTIVES

In our judgment, a comprehensive elevator modernization at Lighthouse Harbor Condominium should consider several objectives:

1. Improve overall system reliability and performance by providing efficient microprocessor logic for elevator dispatch and individual motor control.
2. Replace aged and obsolete components to ensure 15 to 20 years of service.
3. Upgrade existing Provide Firefighters' operation to comply with current life safety code requirements.
4. Upgrade existing car and hoistway door equipment to provide safe and reliable operation.
5. Upgrade elevator car and corridor pushbuttons and signal fixtures.
6. Recondition equipment to ensure reliable operation.
7. Upgrade existing building conditions to comply with current National and City elevator safety code and building code requirements.

D. CONCLUSIONS

In our judgment, existing elevator equipment is in below average condition for this vintage of equipment and type of motor control system.

Machine Room

The existing Dover solid-state controllers and associated controller modernization is obsolete. The control equipment is also in poor condition due to exposure to external environmental influences of heat, cold and precipitation. The power units are in poor condition with numerous leaks in the hydraulic system below the oil reservoir. The annual ASME/ANSI A17.1 Elevator code required Relief Pressure Test is past due from 2023.

Local Office
P.O. Box 142
Covington, LA 70434-0142

The condition of both equipment room enclosures is poor. Both areas need considerable repair to provide the required fire

rating and protection of the elevator equipment. Due to their condition the door and threshold of the South Elevator is in need of replacement. The elevator equipment rooms have no conditioned air which adversely affects the reliability and lifespan.

Hoistway Equipment
The elevator equipment located in the elevator hoistway is in poor condition due to exposure to the environment and deferred elevator maintenance. Much of the equipment is rusted and is covered in accumulated dirt and debris. The elevator door operators are in poor condition and in need of maintenance to retain safe and reliable operation.

The hoistway structures themselves are in need of additional inspection for required repair. The top of each hoistway has damaged sheet rock which should be repaired and/or replaced. There are several places in the hoistway in which penetrations need to be sealed. There is also material in the hoistway that is non-elevator related and should be removed.

Pit Equipment
The hydraulic jack assembly and buffers of the South elevator appear to have been replaced recently. The North elevator pit equipment appears to be in average condition but does appear to be in need of a jack packing replacement.

The South elevator pit has area in which water has accumulated. The whole area of the pit is wet. There are also piping penetrations in the pit area which need to be removed. The North elevator pit has several inches of standing water/hydraulic oil which should be removed immediately.

Car Enclosure
The condition of each of the elevator enclosures are average for their vintage but appear very dated. The emergency communication devices were operational but were not placing the call to the current elevator maintenance provider. The car position indicator of each elevator was not operational at the time of our survey.

Performance
The performance of the elevators is below industry standard. The details can be found in the Performance Evaluation section of this report.

The main cause of the poor performance deficiencies is the door operation of each elevator.

E. RECOMMENDATIONS

We recommend planning proceed for the modernization of the two (2) elevators with new microprocessor-based controls, new submersible hydraulic pump units, new closed-loop door operators, and new car and hall fixtures. The new car and hall fixtures should be vandal resistant to provide additional reliability in combatting the usage and environmental impact. As part of the modernization a complete cleaning of the hoistway equipment should be included to address the prolonged exposure to the outside elements. Various existing mechanical and structural components can be reconditioned and reused. Finally, an upgrade to the existing cab interior and ceilings should be considered as part of modernization. A comprehensive breakdown of equipment disposition is included in this report.

Considerable Building related work in the elevator equipment rooms and elevator hoistway will be required and will be addressed in the Building Related section of this report. Mitigation of the water intrusion of the elevator hoistway and equipment rooms will be vital to the safe and reliable operation of the elevator equipment.

Local Office
P.O. Box 142
Covington, LA 70434-0142

SECTION II —
EXISTING EQUIPMENT REVIEW

A. EQUIPMENT INVENTORY

Elevators	North	South
DESCRIPTION		
1. Manufacturer	Dover	Dover
2. Duty	2100 lbs @ 150 feet per minute	2100 lbs @ 150 feet per minute
3. Door Type and Size	Single Speed Side Opening 36" wide x 84" in height	Single Speed Side Opening 36" wide x 84" in height
4. Operation	Simplex Collective	Simplex Collective
5. Floors Served	G, 1, 3	G, 1, 3
MAJOR COMPONENTS		
1. Machine Type	Hydraulic	Hydraulic
2. Power Conversion	Pump Motor Contactor	Pump Motor Contactor
3. Operational Control	Dover Solid State	Dover Solid State
4. Door Operation	GAL	GAL
5. Door Reversal	Infrared Door Detection	Infrared Door Detection
6. Buffers	Spring	Spring
7. Landing System	Car Top Reader and Hoistway Cams	Car Top Reader and Hoistway Cams
CAR ENCLOSURE		
1. Shell	Steel	Steel
2. Lighting	Fluorescent	Fluorescent
3. Ceiling	Suspended with plastic diffusers	Suspended with plastic diffusers
4. Walls	Flat Panels with Laminate	Flat Panels with Laminate
5. Car Doors	Laminate covered	Laminate covered
6. Front Returns	Stainless Steel	Stainless Steel
7. Entrance Columns	Stainless Steel	Stainless Steel
8. Sill	Aluminum	Aluminum
9. Handrails	Stainless at rear of cab	Stainless at rear of cab
10. Flooring	Tile	Tile
11. Base	Metal	Metal
CAR FIXTURES		
1. Car Operation Station	Stainless with Plastic Buttons	Stainless with Plastic Buttons
2. Car Position Indicator	Readout	Readout
3. Car Direction Indicator	None	None
4. Telephone Cabinet	Stainless Steel in Front Return	Stainless Steel in Front Return

Local Office
P.O. Box 142
Covington, LA 70434-0142

Elevators	North	South
5. Firefighters' Recall	Phase I & II	Phase I & II
HOISTWAY ENTRANCES		
1. Frames	Stainless Steel	Stainless Steel
2. Door Panels	Stainless Steel	Stainless Steel
3. Access Means	Mechanical	Mechanical
4. Sills	Aluminum	Aluminum
HALL FIXTURES		
1. Hall Lanterns	None	None
2. Hall Position Indicators	At G level only	At G level only
3. Phase I Fire Service	At G Level	At G Level

B. GENERAL

During our survey, existing passenger elevator components were checked to determine overall condition and suitability for continued use in conjunction with a modernization. In addition, machine room, hoistway, and pit spaces were reviewed for compliance with current codes. This section reviews the results of our equipment survey. Related building conditions representing deviations from current codes and requiring modification are summarized in Section III of this report.

C. DISCUSSION

The passenger elevator system at the Lighthouse Harbor Condominium were originally manufactured and installed by Dover Elevator in. At some time a modernization limited to the solid state control system was installed.

Passenger elevator car control is via a Dover solid-state controller. Motor control is provide by a pump motor contactor and hydraulic pump motor. Leveling is hoistway cams and a car top position reader.

The passenger elevators have a rated capacity of 2100 lbs. and a rated speed of 150 fpm and serve levels 1, 2 and 3 and floors G, 1 and 3. The clear car inside area is approximately 5'-7" wide x 4'-3" deep. They are provided with 3'-0" wide x 7'-0" high, single-speed, side-opening doors.

D. CONCLUSIONS

In our judgment, the following modernization of the elevator equipment should be performed:

Machine Room
New non-proprietary, microprocessor-based controller
New submersible power unit (pump motor, valve, oil reservoir)

Hoistway
New mechanical door operator
New door restrictors
New hoistway door hardware
New Car Top Inspection Station with Car Top Light
New Interlocks
New Spirator Door Closers
New Car Slide Guide Inserts

Local Office
P.O. Box 142
Covington, LA 70434-0142

Hoistway (continued)
New Hoistway Wiring
New Travel Cable
New Limit Switches

Pit
New code compliant pit ladder
New Pit Stop Switch
New Pit Light Switch
New GFCI due to condition of existing receptacle
New Car Tope Guard

Car Enclosure
New Stainless Steel Car Door Panels
We recommend an interior elevator cab upgrade with raised wall panels, new suspended ceiling and LED lighting.
New Car Ventilation Fan
New relay and lock on car top Escape Hatch
New Car Operating Panel with Vandal-Resistant Buttons
New Emergency Light incorporated into the Car Operating Panel
New Digital Car Position Indicator integral with the Car Operating Panel
New Vandal-Resistant Car Direction Lanterns in each elevator cab entrance jamb

Hall Fixtures
New Vandal-Resistant, code compliant Hall Call Buttons with Fire Recall Operation and Emergency Communication Status
New digital Position Indicator at the G landing

Operation
New Emergency Battery Lowering Operation with loss of mainline building power.

E. RELATED BUILDING WORK

By ASME A17.1 Elevator Code the initiation of an elevator modernization requires upgrade to related building components. Such items can include the electrical supply, structure fire ratings, and life safety components. Listed below are building deviations from current codes; some items can be "grandfathered" by local code authority (AHJ), other items require installation of an additional feature or device.

Related building conditions representing deviations from current code are summarized in this report. This is not an all-inclusive list but provides areas of required attention and confirmation of requirements. Potential related building work necessary for code compliance:

Hoistway and Pit:

Patching of voids and openings in the hoistway walls, ceiling and pit area.

Clear, plumb, substantially flush hoistway with variations not to exceed 1" at any point.

Wall blockouts and fire rated closure for control and signal fixture boxes which penetrate walls.

Remove or box out any non-elevator related piping or conduit.

Local Office
P.O. Box 142
Covington, LA 70434-0142

Waterproof pit, if wet conditions exist. Sump pump and drain is required to function as designed and intended.

Where ventilation is present, address per code.

Machine Room and Machinery Spaces:

Provide code compliant self-closing and locking access door.

Ventilation and heating. Maintain minimum temperature of 55° F, maximum 90° F. Maintain maximum 80% relative humidity, non-condensing.

Provide guarded lighting with an illumination level of 200 lx (19 fc) at the machine room floor.

Class "ABC" fire extinguisher in each elevator machine room.

Install the necessary machine room signage.

Patching of all voids and openings in the elevator equipment room and machine spaces.

Box out unrelated items in the machine room.

Remove all non-elevator related electrical from the machine room and machinery spaces.

Electrical Service, Conductors, and Devices:

Lighting and GFCI convenience outlets in pit, machine room, and overhead machinery spaces. Provide one additional non-GFCI convenience outlet in pit for sump pump.

Provide guarded lighting with an illumination level of not less than 100 lx (10 fc) at the pit floor.

Three-phase mainline copper power feeder with true earthen grounding to terminals of each elevator controller in the machine room with protected, lockable "open" disconnecting means.

Single-phase copper power feeder to each elevator controller for car lighting and exhaust blower with individual protected, lockable "open" disconnecting means located in machine room.

Emergency telephone line to each individual elevator control panel in elevator machine room.

Fire alarm initiating devices in each elevator lobby for each group of elevators or single elevator and each machine room to initiate firefighters' return feature. Device at top of hoistway if sprinklered. Provide alarm initiating signal wiring from hoistway or machine room connection point to elevator controller terminals. Device in machine room and at top of hoistway to provide signal for general alarm and discrete signal for Phase II firefighters' operation.

Provide control panel compliant with UL 508A SB.SCCR of 5000A required.

Means to automatically disconnect power to affected elevator drive unit and controller prior to activation of machine room fire sprinkler system and/or hoistway fire sprinkler system. Manual shut-off means shall be located outside bounds of machine room.

When sprinklers are provided in the hoistway all electrical equipment located less than 4'0" above the pit floor shall be identified for use in wet locations. Exception: seismic protection devices.

Standby Power Provision, Battery Backup System:

A normally open auxiliary contact, rated at 120 VAC 6 Amp minimum, from the main disconnect switch.

Elevator Contractor:

Provide the necessary operator hours to assist the related work contractor with work in the hoistway and pit area.

With the modernization or replacement of the existing elevator systems, the buildings will require modifications for code compliance. All local code requirements for the building related work are to be included as well, this includes but is not limited to the A.17.1 and A.17.3 requirements adopted by the State of Louisiana. It is our recommendation that the specifications narrate that the required changes and the scope of work be the responsibility of the awarded General Contractor, utilizing a subcontractor who specializes in this code required building work. This contracting method requires the elevator contractor to provide coordination of the related building work to minimize potential unknown cost overruns to the owner. The elevator contractor will be required to include in their bid proposal the necessary operator hours to assist with work by other trades in the hoistways and pit areas.

Local Office
P.O. Box 142
Covington, LA 70434-0142

SECTION III —
MODERNIZATION PLANS

A. GENERAL

In our opinion, development of a comprehensive modernization plan for the Lighthouse Harbor Condominium should be based on the changes required to the existing elevator systems necessary to achieve reliable elevator service, passenger safety, and life safety, in conjunction with related building work necessary for code compliance.

Modernization should be sensitive to cost constraints as well as potential interim inconvenience to tenants during the modernization process. In our judgment, it must also represent a comprehensive, long-term (minimum 15 years) solution in order to justify capital expenditures.

B. MODERNIZATION PLANS

The modernization project should be based on equipment changes to achieve the objectives set forth in Section I of this report. The scope should balance today's cost constraints with improvements to achieve the long-term solution mentioned above. A competitive bidding process may enable ownership to realize more than could have previously been realized. There are several elevator contractors experienced in the recommended modernization.

C. RECOMMENDATIONS

Planning for modernization should include consideration of long lead times for fabrication of equipment and installation. Approximate time frame not including building work is as follows:

• Code Review with City	2 - 3 week
• Preparation of Bid Specification/Owner Reviews	2 - 3 weeks
• Bid Review and Award of Contract	4 - 6 weeks
• Shop Drawing Approval	3 - 4 weeks
• Equipment Fabrication	14-16 weeks
• Equipment Delivery	1 - 2 weeks
• Installation (2 elevators)	12 - 16 weeks
• Final Adjusting and Testing	2 - 3 weeks
Total Elapsed Time for Project	40-53 weeks

D. OPINIONS OF PROBABLE COST

Units	Probable Cost Per Unit
The Lighthouse Harbor Passenger 1-2	$175,000 - $200,000
Total	$350,000 - 400,000

The PROBABLE cost estimates above include associated building work RANGING FROM APPROXIMATLEY $25,000 - $40,000 PER ELEVATOR DEPENDING ON FINAL SCOPE.

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

EQUIPMENT DISPOSITION

ELEVATOR - NORTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
HOISTWAY ENTRANCE					
Frames		X			
Door Panels		X			
Sills		X			
Sill Supports		X			
Fascia		X			All building connection points should be inspected.
Toe Guard		X			All building connection points should be inspected.
Dust Covers		X			All building connection points should be inspected.
Struts and Headers		X			
Hangers and Tracks				X	
Hanger Rollers					
Hanger Covers		X			
Closers				X	
Relating Mechanism				X	
Interlocks				X	
Gibs				X	
Access				X	
Floor Identification				X	
Finish		X			
CAR					
Frame			X		Crosshead may need repair. Wooden block currently installed.
Platform			X		Check for proper fire rating.
Plunger Isolation		X			
Car Guide Rails		X			
Guide Shoes			X		Install new slide guide inserts
Sills		X			
Flooring		X			
Fireproofing		X			
Toe Guard				X	
Doors				X	
Door Hangers				X	

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

ELEVATOR - NORTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Door Track				X	
Door Header				X	
Door Clutch				X	
Door Unlocking Device				X	
Door Operator				X	
Door Contact				X	
Door Protection Device				X	
Top Control Station				X	
Work Light and Receptacle				X	
Top Exit Contact				X	
Door Restrictor				X	
Emergency Lighting				X	
MACHINE ROOM					
Controller				X	
Wiring				X	
Pump Unit				X	
Shut-Off Valve				X	
Muffler				X	
Piping		X			
Piping Support				X	
Lighting				X	
Access				X	
Ventilation				X	
Disconnect Switch				X	
Smoke Detectors		X			
Heat Detector		X			
Enclosure			X		Repair as required for proper fire rating.
Trap Door					
Heating/Air Conditioning				X	
HOISTWAY					
Main Guide Rails (Car)		X			
Normal and Final Terminal Devices				X	
Wiring and Traveling Cables				X	

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

ELEVATOR - NORTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Ventilation			X		Properly protect hoistway venting
Enclosure			X		Repair hoistway penetrations and sheet rock at top of the hoistway.
Smoke Detectors		X			
Sprinklers		X			
Foreign Equipment			X		Remove non-elevator related equipment
PIT					
Access Ladder				X	
Car Buffer				X	
Stop Switches				X	
Plunger		X			
Cylinder		X			
Shut-Off Valve				X	
Piping		X			
Piping Support		X			
Scavenger		X			
Sump		X			
Sump Pit/Cover		X			
Light				X	
Light Switch				X	
Outlet				X	
Sprinkler		X			
Heat Detector		X			
CAR ENCLOSURE					
Ceiling				X	
Lighting				X	
Ventilation				X	
Walls		X			
Panels				X	Recommend cab interior upgrade
Returns		X			
Handrails				X	Recommend cab interior upgrade
Flooring		X			

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

ELEVATOR - NORTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
OPERATING DEVICES					
Hall Pushbuttons				X	
Access Switches				X	
Firefighters' Hall Station				X	
Main Car Station				X	
Communications System Wiring				X	
Signaling Devices (Alarm Bell)				X	
Car Position Indicator				X	
Car Travel Lantern				X	
Hall Position Indicator				X	At "G" Level only
Smoke Detector				X	At "G" Level

ELEVATOR - SOUTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
HOISTWAY ENTRANCE					
Frames		X			
Door Panels		X			
Sills		X			
Sill Supports		X			
Fascia		X			All building connection points should be inspected.
Toe Guard		X			All building connection points should be inspected.
Dust Covers		X			All building connection points should be inspected.
Struts and Headers		X			
Hangers and Tracks				X	
Hanger Rollers					
Hanger Covers		X			
Closers				X	
Relating Mechanism				X	
Interlocks				X	
Gibs				X	
Access				X	
Floor Identification				X	

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

ELEVATOR - SOUTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Finish		X			
CAR					
Frame			X		Crosshead may need repair. Wooden block currently installed.
Platform			X		Check for proper fire rating.
Plunger Isolation		X			
Car Guide Rails		X			
Guide Shoes			X		Install new slide guide inserts
Sills		X			
Flooring		X			
Fireproofing		X			
Toe Guard				X	
Doors				X	
Door Hangers				X	
Door Track				X	
Door Header				X	
Door Clutch				X	
Door Unlocking Device				X	
Door Operator				X	
Door Contact				X	
Door Protection Device				X	
Top Control Station				X	
Work Light and Receptacle				X	
Top Exit Contact				X	
Door Restrictor				X	
Emergency Lighting				X	
MACHINE ROOM					
Controller				X	
Wiring				X	
Pump Unit				X	
Shut-Off Valve				X	
Muffler				X	
Piping		X			

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

ELEVATOR - SOUTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Piping Support				X	
Lighting				X	
Access				X	
Ventilation				X	
Disconnect Switch				X	
Smoke Detectors		X			
Heat Detector		X			
Enclosure			X		Repair as required for proper fire rating.
Trap Door					
Heating/Air Conditioning				X	
HOISTWAY					
Main Guide Rails (Car)		X			
Normal and Final Terminal Devices				X	
Wiring and Traveling Cables				X	
Ventilation			X		Properly protect hoistway venting
Enclosure			X		Repair hoistway penetrations and sheet rock at top of the hoistway.
Smoke Detectors		X			
Sprinklers		X			
Foreign Equipment			X		Remove non-elevator related equipment
PIT					
Access Ladder				X	
Car Buffer				X	
Stop Switches				X	
Plunger		X			
Cylinder		X			
Shut-Off Valve		X			
Piping		X			
Piping Support		X			
Scavenger		X			
Sump		X			
Sump Pit/Cover		X			
Light				X	

Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

ELEVATOR - SOUTH	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Light Switch				X	
Outlet				X	
Sprinkler		X			
Heat Detector		X			
CAR ENCLOSURE					
Ceiling				X	
Lighting				X	
Ventilation				X	
Walls		X			
Panels				X	Recommend cab interior upgrade
Returns				X	New mini-swing return panel
Handrails				X	Recommend cab interior upgrade
Flooring		X			
OPERATING DEVICES					
Hall Pushbuttons				X	
Access Switches				X	
Firefighters' Hall Station				X	
Main Car Station				X	
Communications System Wiring				X	
Signaling Devices (Alarm Bell)				X	
Car Position Indicator				X	
Car Travel Lantern				X	
Hall Position Indicator				X	At "G" Level only
Smoke Detector				X	At "G" Level

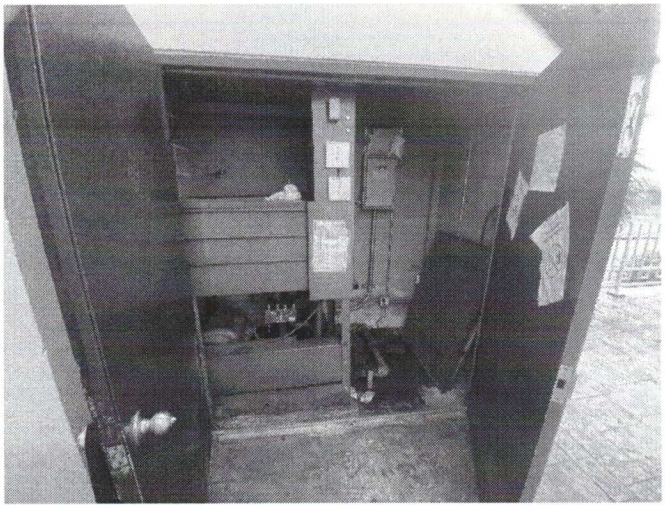
Local Office
P.O. Box 142
Covington, LA 70434-0142

Lerch Bates
BUILDING INSIGHT

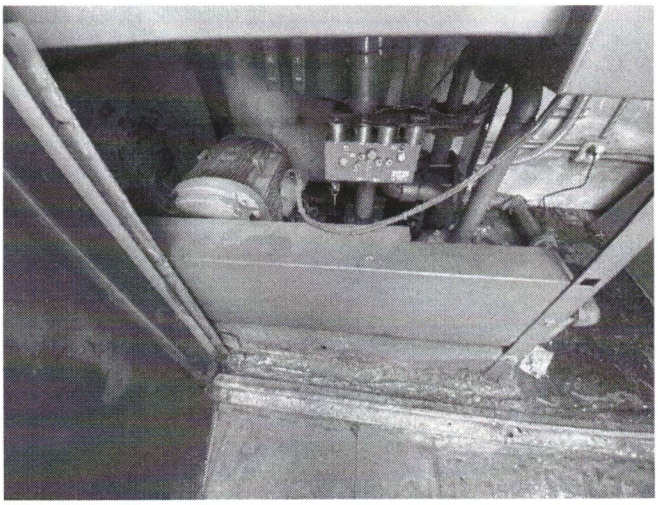
APPENDIX A –

SUPPORTING PHOTOGRAPHS

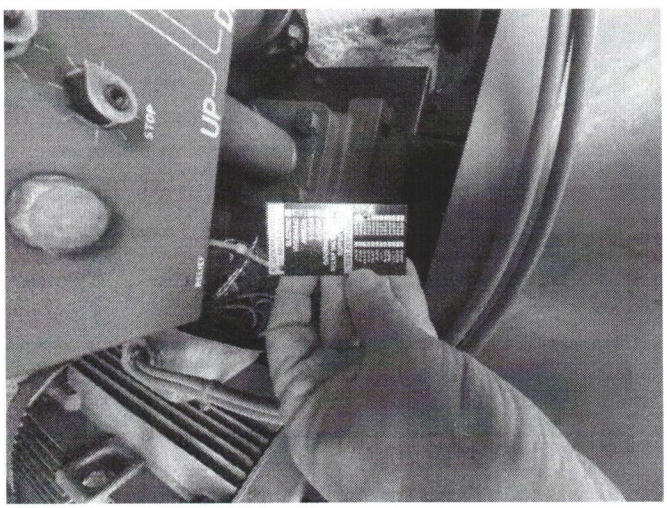
Local Office
P.O. Box 142
Covington, LA 70434-0142



1. South – Elevator equipment room



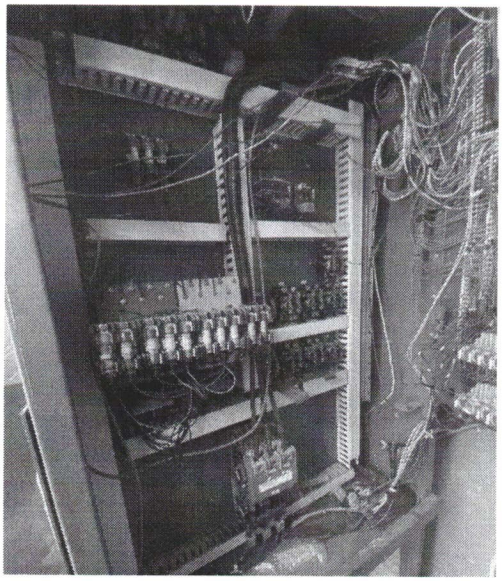
2. South – Power unit pump motor and Dover I-2 Valve.



3. South – Relief pressure test past due.

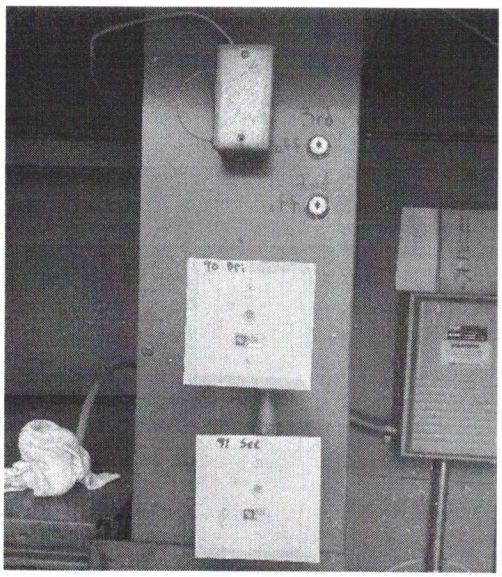
4. South – New machine room lighting should be installed to meet code requirements. Machine room sheet rock should be repaired.

Local Office
P.O. Box 142
Covington, LA 70434-0142

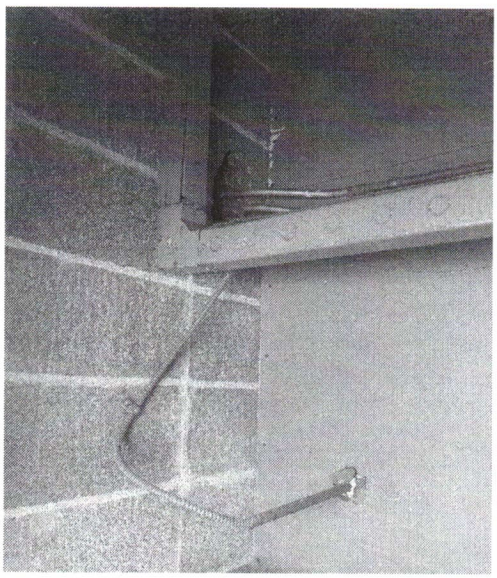


5. South – Dover solid state controller – Obsolete.

6. South - New lockable mainline disconnect switch should be provided. (typical)

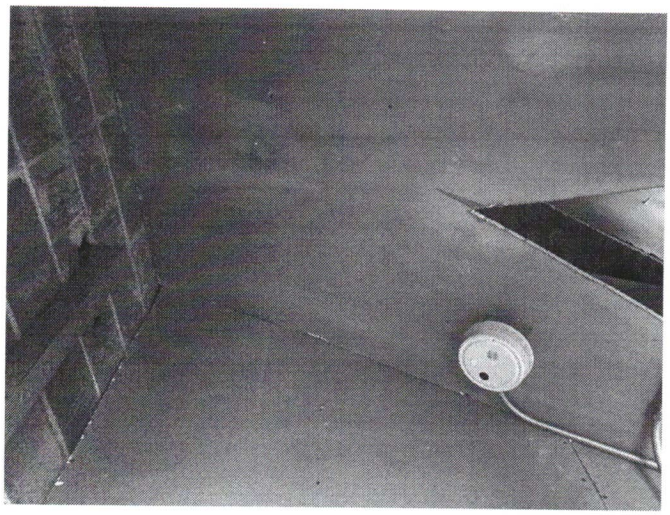


7. South - Additional Fire Hat Fire Recall relays must be added to meet conde compliance. (typical)

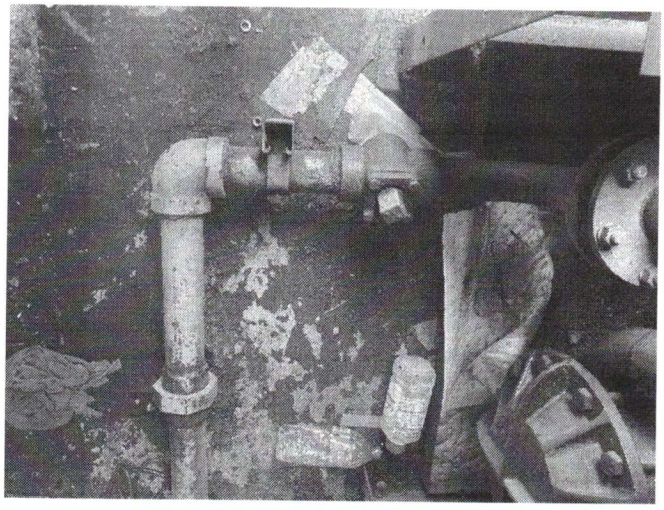


8. South - Machine room penetrations must be repaired and wiring properly run in conduit as required.

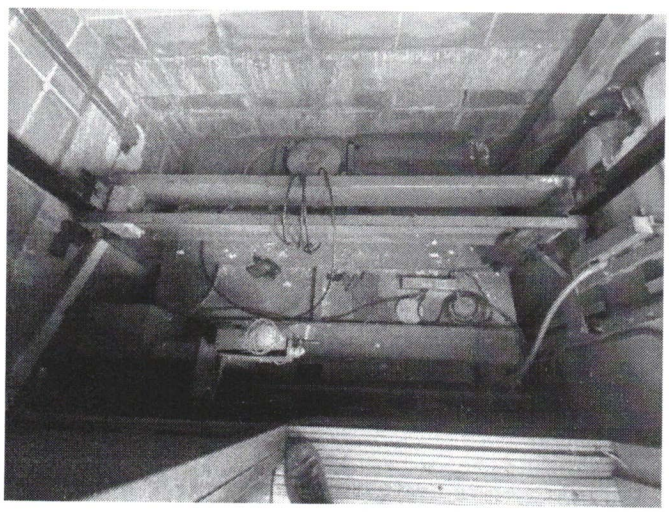
Local Office
P.O. Box 142
Covington, LA 70434-0142



9. South - Machine room sheetrock should be properly sealed for code compliant fire rating.



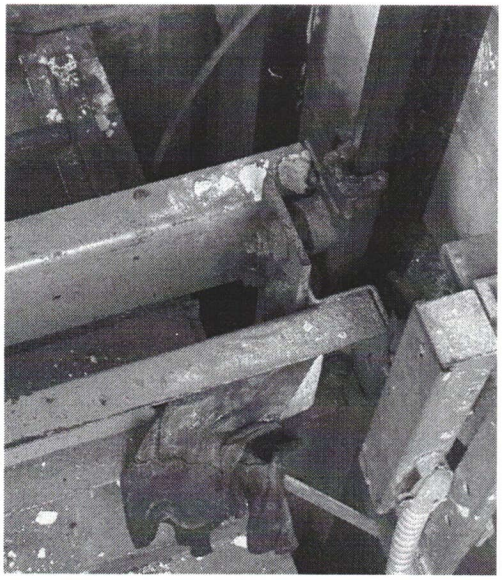
10. South - A new machine room shut off valve will be required.



11. South - All new car top equipment should be provided.

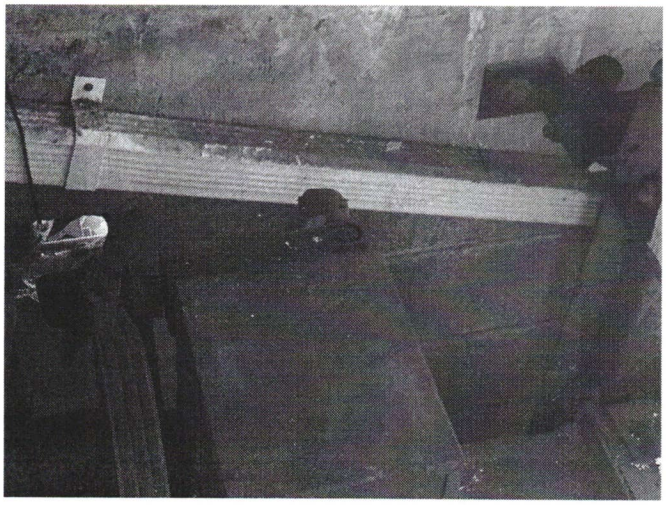
12. South - Crosshead should be inspected for necessary repair or replacement.

Local Office
P.O. Box 142
Covington, LA 70434-0142

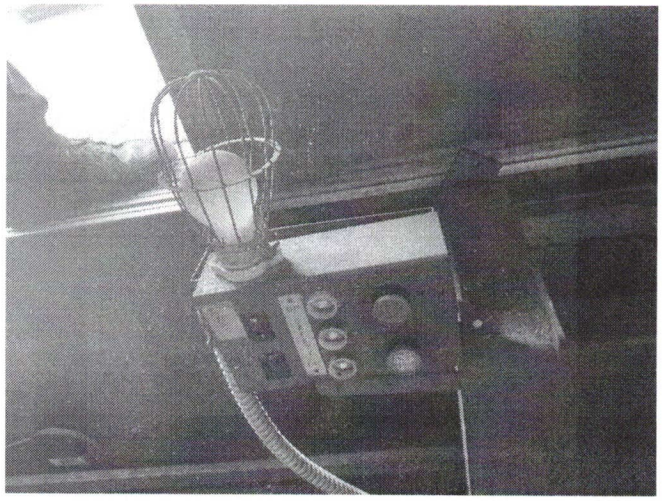


13. South - New car slide guides are recommended for replacement.

14. South - Hoistway penetrations should be properly sealed.

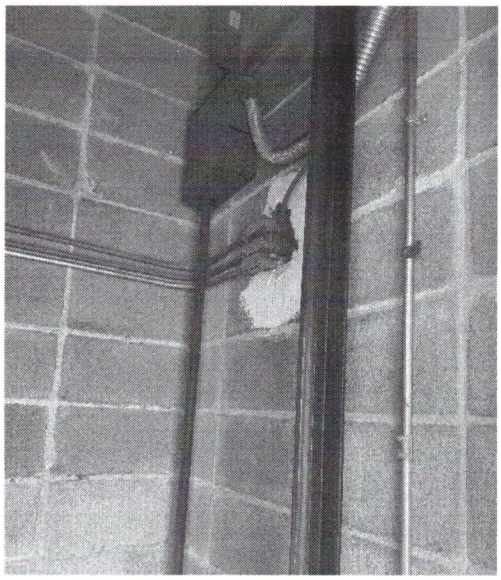


15. South - Gutter material at each landing should be removed.



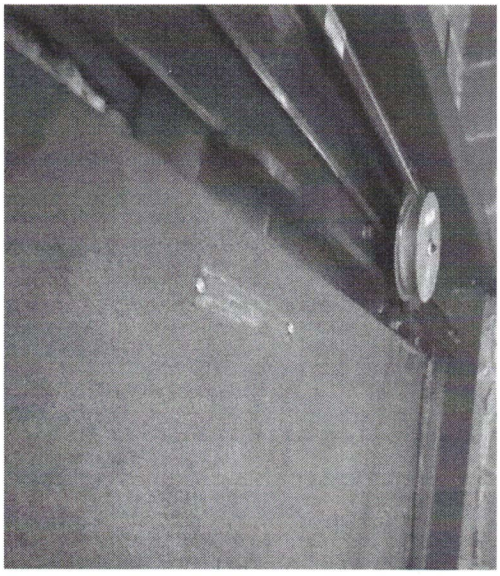
16. South – New car top inspection station should be installed.

Local Office
P.O. Box 142
Covington, LA 70434-0142

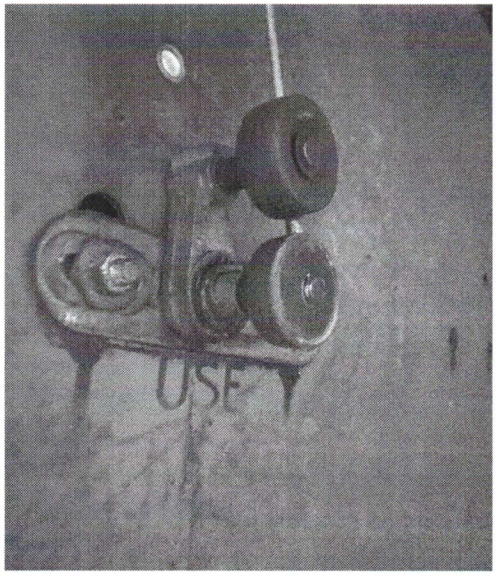


17. South - Hoistway penetrations should be properly sealed.

18. South – Sheetrock at top of hoistway should be properly repaired.

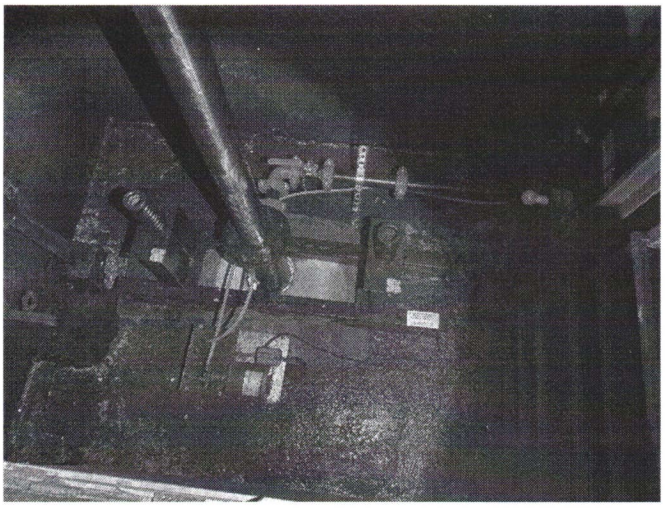


19. South – New hoistway door tracks and hangers should be replaced due to rusted condition.

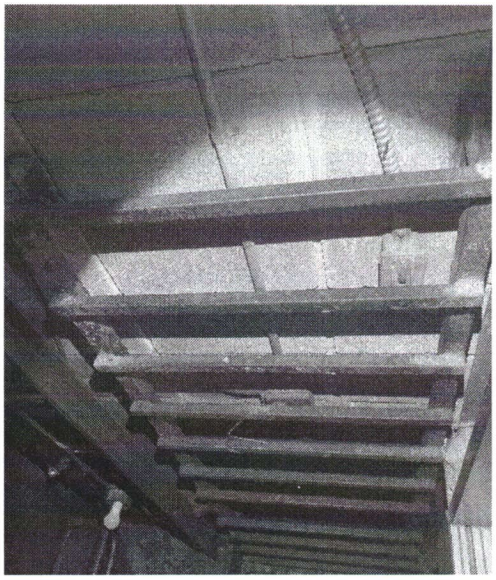


20. South – New hoistway door equipment should be replaced due to condition.

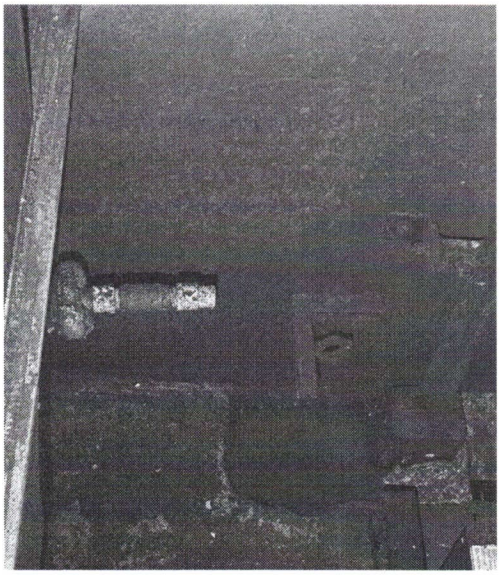
Local Office
P.O. Box 142
Covington, LA 70434-0142



21. South – Elevator pit is wet with accumulated water.



22. South – New code compliant pit access ladder should be installed.



23. South – Pipe protruding into the elevator pit should be removed and rerouted.

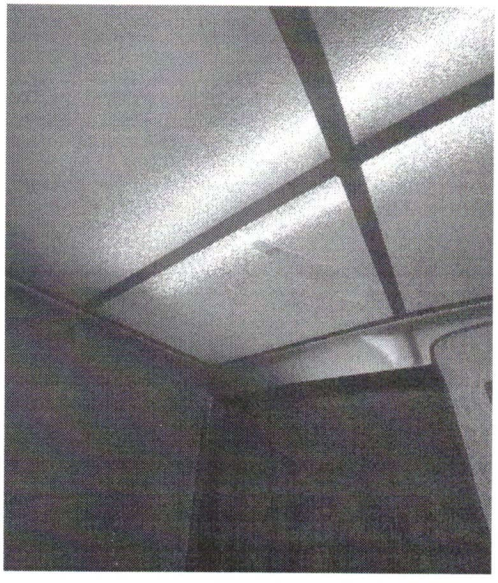
24. Damaged block in the elevator hoistway must be repaired.

Local Office
P.O. Box 142
Covington, LA 70434-0142

25. South – New vandal-resistant corridor fixtures are recommended.

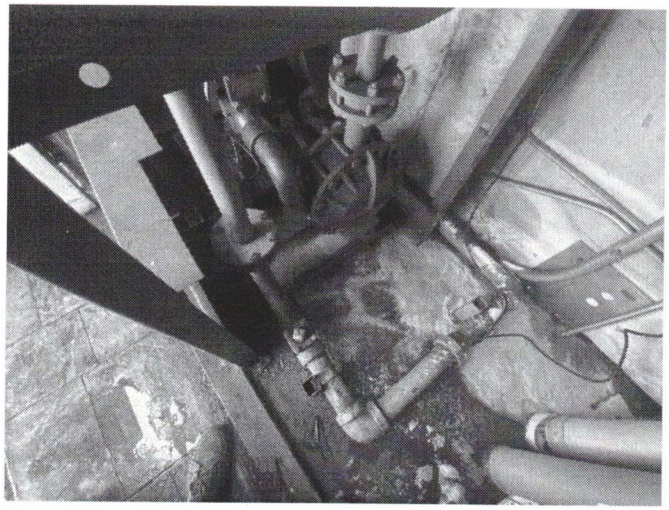
26. South – A new car operating panel with vandal-resistant buttons and operational switches and signals to be provided.

27. South – New stainless steel cab doors will be installed.

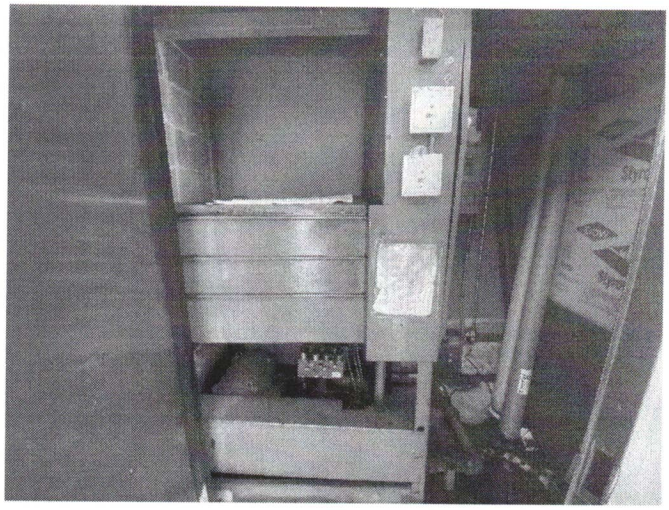


28. South - A new suspended ceiling with LED lighting and code compliant lighting diffuser panels should be installed.

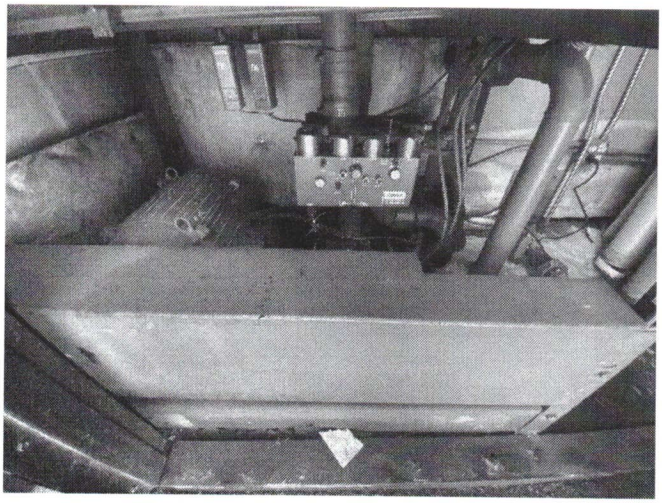
Local Office
P.O. Box 142
Covington, LA 70434-0142



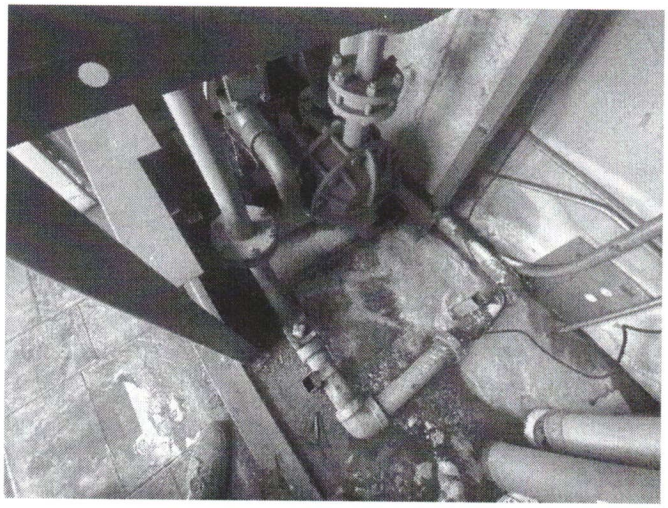
29. North – A new machine room shut-off valve must be installed.



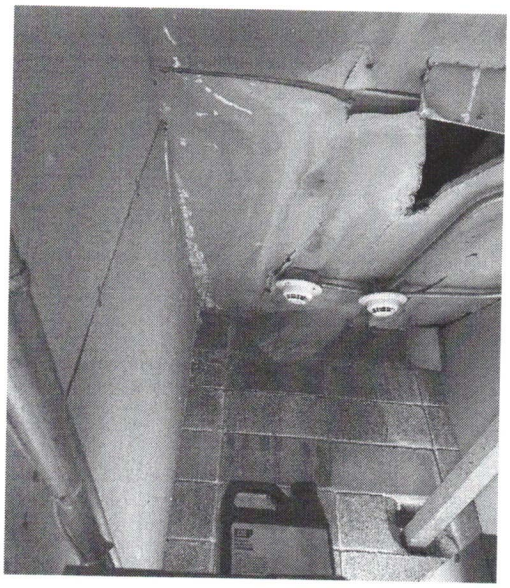
30. North – Elevator equipment room with power unit and controller – This equipment is obsolete and in poor condition.



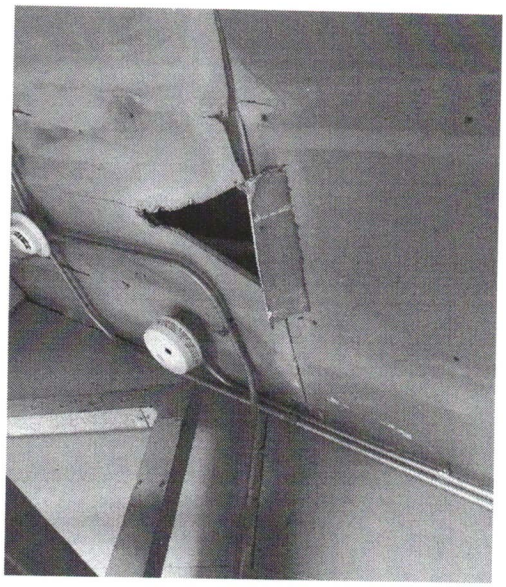
31. North – Power unit pump motor and Dover I-2 valve. This unit is in poor condition with several leaks. These leaks are leaking onto the overhang on the "G" level.



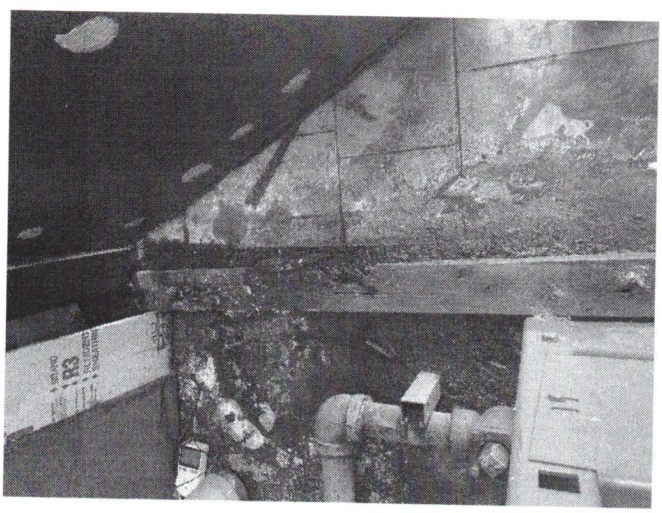
32. North – A new machine room shut-off valve must be installed.



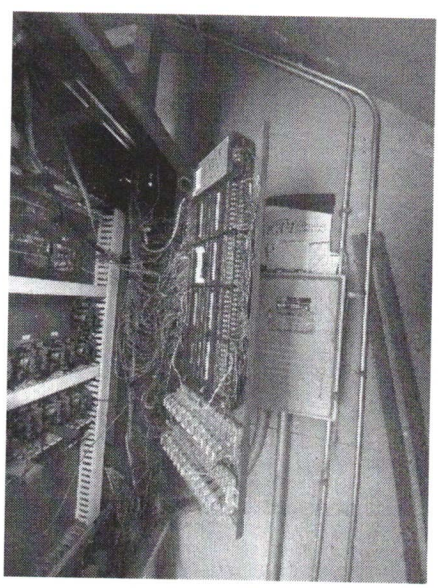
33. The machine room sheet rock ceiling must be repaired.



34. The machine room sheet rock ceiling must be repaired.

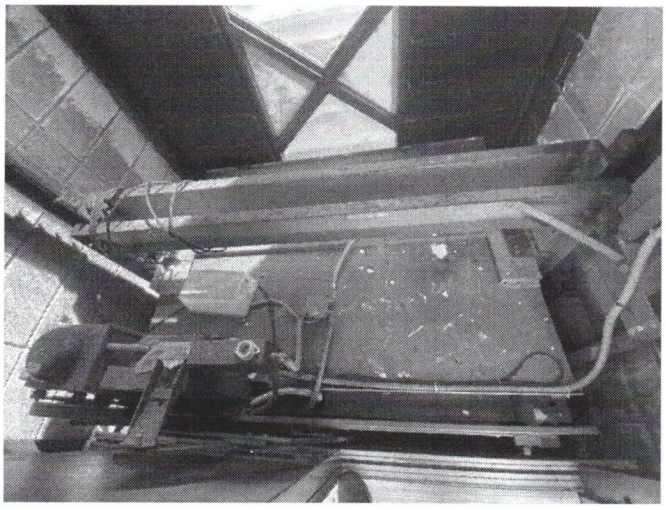


35. North – Machine room treshhold must be replaced.

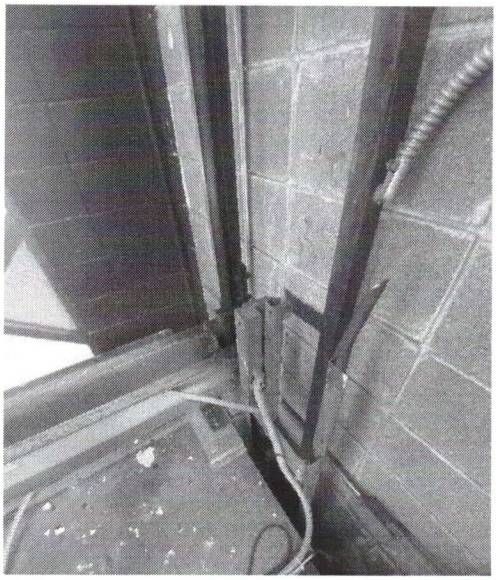


36. North – Dover solid state controller with relay modernization. - Obsolete

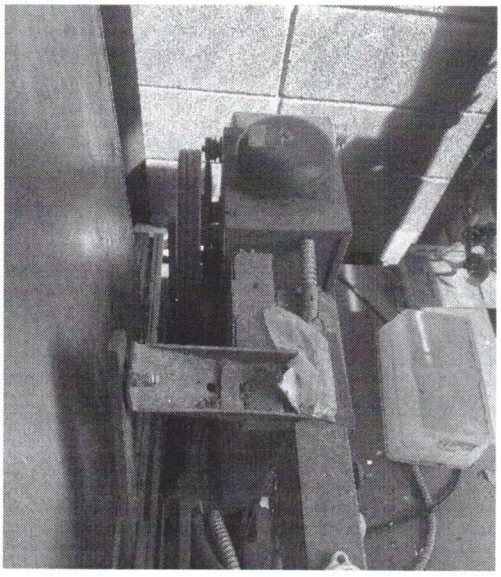
Local Office
P.O. Box 142
Covington, LA 70434-0142



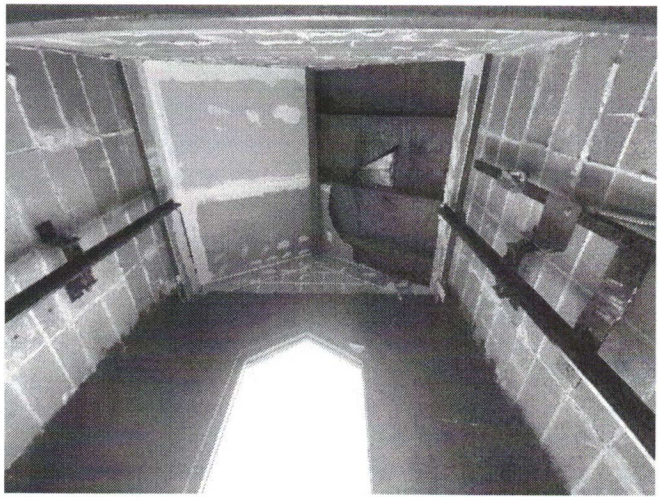
37. North – All car top equipment to be recommended for repolacement.



38. North – New car positioning device to be installed.



39. North – New door operator to be installed.



40. North – Sheetrock at top of elevator hoistway must be repaired for proper fire rating.

Local Office
P.O. Box 142
Covington, LA 70434-0142

41. North – Corridor button fixtures to be replaced with vandal-resistant fixtures.

42. North – Leaking power unit is penetrating through the machine room floor onto the building overhand on the "G" level.