



**Four Seasons Condominiums**  
**3799 S Banana River Blvd**  
**Cocoa Beach, FL 32931**  
**Equipment and Service Analysis Audit**

**TEC**

The Elevator Consultants

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## Overview

The Elevator Consultants (TEC) conducted an elevator equipment and service analysis audit of three (3) hydraulic elevators located at 3799 S Banana River Blvd in Cocoa Beach, FL on March 19<sup>th</sup>, 2025. The equipment and service analysis audit consists of an on-site survey of the pertinent elevator systems for condition and an analysis of maintenance service data including maintenance records, callback data, service records, testing records, if data is provided, and an opinion of life cycle expectancy, compliancy, service receiving and the current state of the equipment. The intent of an audit is to provide a record of the equipment and service for Ownership at the time of the onsite. *All the findings are for Ownership and will have items included that are Ownership's responsibilities therefore TEC recommends only sharing the Punch List items with the service provider and not the entire report.* The information in the report is confidential to the Ownership since there are budgets and deficiencies that the building needs to remedy.

## Equipment Summary

All three (3) elevators have an originally installed in 1980 (estimated) and were modernized in secession from 2012 to 2014 by ThyssenKrupp Elevator (now TK Elevator). The modernizations included ThyssenKrupp TAC32 control systems, ThyssenKrupp submersible hydraulic pump unit assemblies, GAL MOVFR II door operation systems and stainless-steel fixtures.

The control systems on all three (3) elevators were in fair condition due to the age of the equipment, usage and deferred maintenance. All three (3) elevators lack the proper elevator identification on the elevator related equipment which are code violations. The elevator identifications need to be properly posted. The battery backup systems on all elevators have been removed which are code violations. The battery backup systems need to be re-installed to proper working order. A contactor inside the controller cabinet at Building 9 needs to be repaired. The building informed TEC that the elevators are programmed to park at the top landing. At the time of TEC's onsite visit, the elevators at Buildings 9 and 10 were not parking at the top landing.

The hydraulic pump unit assemblies were in fair condition due to the age of the equipment, usage and deferred maintenance. The elevators at Buildings 9 and 10 were traveling approximately 15% slower than the rated speeds of the elevators. The valves need to be adjusted by TK Elevator without negatively impacting the ride quality of the elevators. The original inground hydraulic jack unit assemblies were retained during the modernizations. According to information provided to TEC by the building, the jack assembly at Building 9 was replaced in 2018 and the jack assembly at Building 10 was replaced in 2013. The reason for replacing the jack unit assemblies was not able to be determined from the documentation available onsite. The condition of all three (3) jack units was not able to be determined due to the jack units being in the ground.

The door operation systems on all three (3) elevators were in fair condition due to the age of the equipment, usage and deferred maintenance. The door operators need more maintenance for smooth and quite operation. The hoistways at all three (3) buildings are located outside with all landings exposed to the elements. The hoistway door equipment and pits at all three (3) buildings have evidence of past

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water exposure and will require increased maintenance for proper working order of the equipment. The hoistway doors at Buildings 8 and 9 need to have escutcheon sleeves installed in the hoistway doors at all landings. The original slide guide assemblies at all three (3) buildings were retained during the modernizations and were in fair condition due to the age of the equipment and usage.

All three (3) elevators are equipped with mechanical door restrictors and CEDES door protection systems. The door restrictors at Buildings 8 and 10 were not operational which are code violations, safety hazards for passengers and liabilities for the building. The door restrictors need to be properly adjusted. The door restrictor at Building 9 was in good working order. The door protection systems were in good working order on all elevators. The car top of all three (3) elevators were dirty and need to be cleaned. The car top at Building 9 had an open junction box with exposed wiring which is a code violation and safety hazard. The wiring needs to be properly insulated and the junction box cover need to be re-installed.

The fixtures at Buildings 8 and 9 were in poor condition and were not ADA compliant. The emergency alarms at both buildings were not working and the phone at Building 8 was not working. The non-working alarms and phone are code violations which need to be repaired. The position indicator in the cab and on the hall fixtures at Building 9 were not operational and need to be repaired. The fixtures at Building 10 were ADA compliant, all buttons were operational and the emergency phone dialed out to TK Elevator.

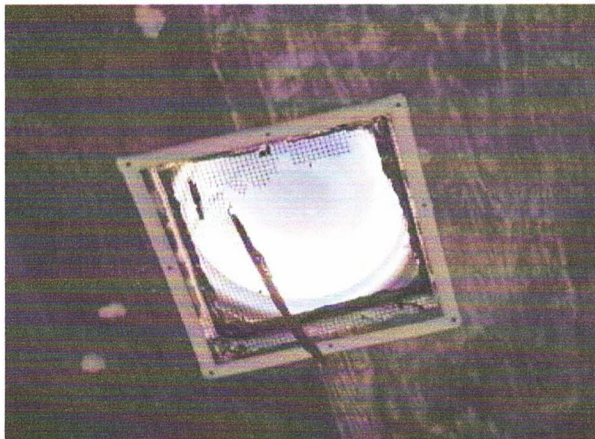
The information listed outlines the general elevator information, equipment type, equipment age, performance, documentation and code compliancy of both elevators.

	Elevator 8	Elevator 9	Elevator 10
Usage	Passenger	Passenger	Passenger
Configuration	Hydraulic	Hydraulic	Hydraulic
Original Install Date	Estimated 1980	Estimated 1980	Estimated 1980
Modernization	Yes - 2012	Yes - 2013	Yes - 2014
Controller	ThyssenKrupp TAC32	ThyssenKrupp TAC32	ThyssenKrupp TAC32
Machine	ThyssenKrupp	ThyssenKrupp	ThyssenKrupp
Door Operator	GAL MOVFR II	GAL MOVFR II	GAL MOVFR II
Door Protection	CEDES	CEDES	CEDES
Rated Capacity	2,500 lbs.	2,500 lbs.	2,500 lbs.
Rated Speed	150 FPM	150 FPM	150 FPM
Floors Served	1 to 5	1 to 5	1 to 5
Entrances	42" x 84" 1SSO	42" x 84" 1SSO	42" x 84" 1SSO
Landings	5	5	5
Cab Interior	Plastic	Plastic	Plastic
Cab Fixtures	Stainless	Stainless	Stainless
2010 ADA Compliant	NO	NO	NO
Annual Test	6/2024 - Current	6/2024 - Current	6/2024 - Current
Inspection Expires	8/2025	8/2025	8/2025

## Building Related Items

There are building related items that need to be rectified. The callback records provided to TEC by the building indicate there were four (4) callbacks in 2024 between all three (3) buildings due to corrosion/water exposure. The repair proposals provided to TEC by the building indicate four (4) proposals were provided between December of 2023 and January of 2025 for water damaged components. Due to the outside location of the hoistways, the proper equipment should be installed at each building to help prolong the lifecycle of the pit equipment and to prevent major repairs/costs in the future due to water exposure. The elevator pits at all three (3) buildings lacked a sump pump pits and sump pumps which should be installed. The vent screen at the top of the hoistway of Building 8 was damaged and needs to be repaired.

The elevators need to be properly tested to ensure compliance with the upcoming State of Florida Door Lock Monitoring (DLM) mandate. If the elevators fail the DLM test, the elevators will likely need a setting changed in the software or a software update.



Repair vent screen at top of hoistway of Building 8



Hoistways located outside, recommend pit sump pumps

## Service Overview

TK Elevator is the current service provider at the building and is providing poor service based on the deferred maintenance items and documentation available onsite. The 2024 MCP records were in the machine rooms for all elevators. The records indicate the elevators received 3 to 5 visits for the entire year. The 2025 MCP records were in the machine room at Building 8 and indicate the elevator received 1 visit so far this year. Industry best practice and code requires the MCP to be performed at contract or minimum code intervals with the records stored in the machine room. The maintenance agreement requires TK Elevator to perform 10 service visits annually, however there are no provisions to hold TK Elevator accountable for this requirement.

The 2024 fire service records were in the machine rooms for all elevators. The records indicate the elevators received 3 to 4 visits for the entire year. The 2025 fire service records were in the machine room at Building 8 but did not have any recorded visits. The 2025 fire service records were not in the machine rooms at Buildings 9 and 10. Industry best practice and code requires the fire service testing to be performed monthly with the records stored in the machine room.

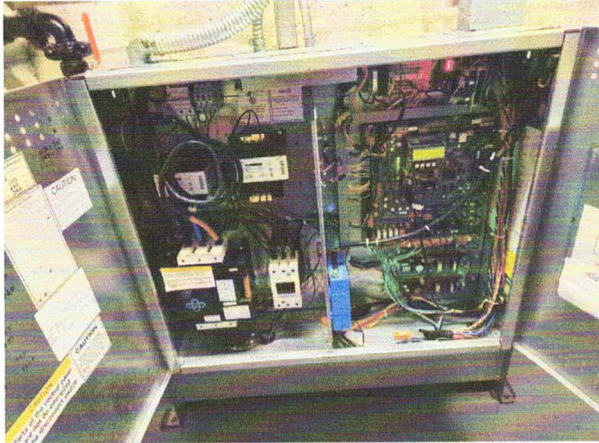
The annual testing records indicate the last tests were performed in June of 2024 on all elevator. The annual tests are current until June of 2025. The inspection records indicate all the certificates expire in August of 2025.

### Lifecycles and Capital Planning Budgets

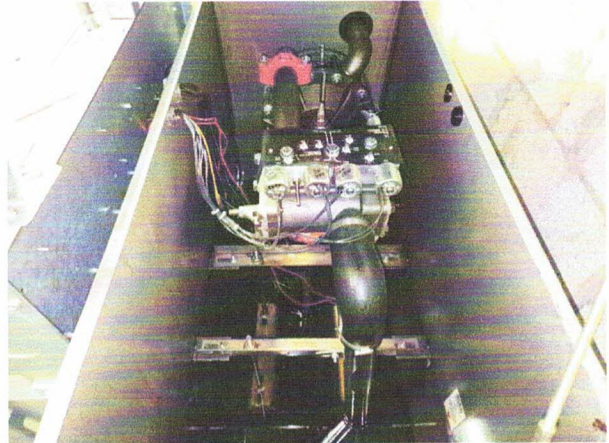
The lifecycles provided are contingent on the proper level of maintenance and parts support. All three (3) elevators have an estimated life expectancy of 8 to 13 years remaining if the proper maintenance is completed and the equipment is supported by the manufacturers. The building should budget approximately \$220K to \$255K to modernize each elevator for a total budget of \$660K to \$765K. The modernization budgets provided are in today’s money. The modernization budget does not include non-elevator related work like fire life safety, electrical or general contracting work. TEC has included estimated budgets on this work based on similar projects.

Elevator	Budget Planning	Item	Budget
All	Deferred Maintenance	Punch List Items	-
All	Modernization	Elevator Related Work Only Estimate	\$660K to \$765K
	Modernization	Non-Elevator Related Work Estimate	\$45K to \$60K
<b>Total Modernization Budget:</b>			<b>\$705K to \$825K</b>

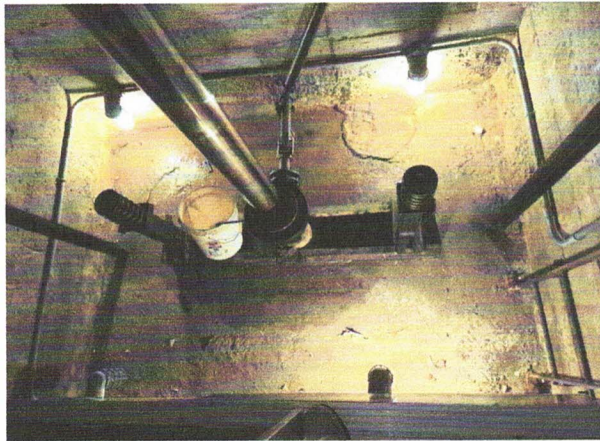
Survey Pictures



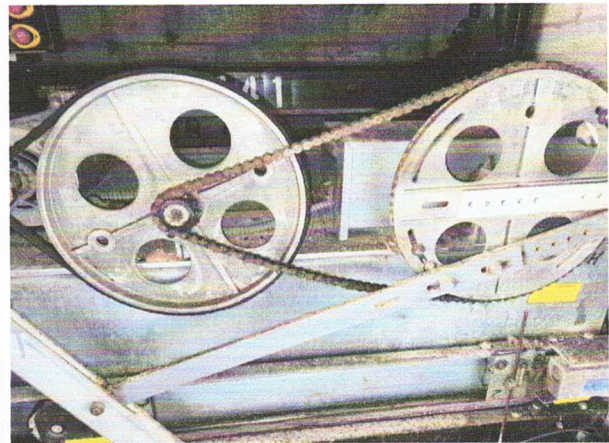
ThyssenKrupp TAC32 control system



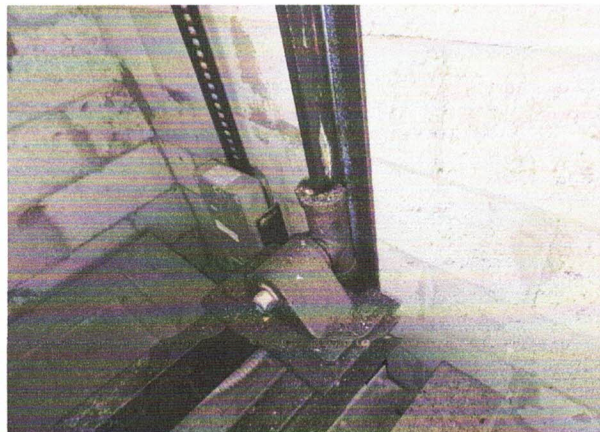
ThyssenKrupp submersible hydraulic pump unit assembly



Inground hydraulic jack unit assembly



GAL MOVFR II door operation system



Original slide guide assemblies



Stainless-steel cab fixtures

EQUIPMENT TYPE AND CONDITION  
3799 S Banana River Blvd – Building 8

3799 S Banana River Blvd		Building 8	
ELEVATOR SUB-SYSTEM	TYPE	CONDITION	NOTES
Controller Assembly	ThyssenKrupp TAC32	Fair	Modernized 2012. Repair battery backup system. Provide ID on all equipment
Machine Assembly	ThyssenKrupp	Fair	Modernized. Submersible
Jack Assembly	Inground	Unknown	Inground
Car Assembly/Guide System	Slide	Fair	Original. Clean car top
Buffer System	Spring	Fair	Original 1980. Repair pit lighting
Door Operation System	GAL MOVFR II	Fair	Modernized. Clean and lubricate
Door Protection System	CEDES	Good	Good working order
Door Restrictor	Mechanical	Poor	Adjust for proper operation
Hoistway Entrance Assemblies	42" x 84" 1SSO	Fair	Install escutcheon sleeves at all landings
Cab Assembly	Plastic	Fair	Modernized
Signal Assemblies	Stainless	Poor	Modernized. Repair alarm
Code Data Plate	2009	Elevator Service Provider: TK Elevator	
Wiring Diagram	Yes	Phone goes to: Not working	
ADA Compliance	Not ADA compliant		
PERFORMANCE			
Capacity	2500#	Passenger	
Floors Served	1 to 5	5 Landings; 5 Front	
Speed (150 fpm)	Up: 141 Down: 114	Speeds within range	
Testing	1 Year: 6/2024	Testing complete	
MCP	Yes	Perform MCP at contract and/or minimum code intervals with the records stored in the machine room	
Fire Testing	Yes	Fire testing needs to be performed monthly	
Housekeeping	Poor	Punch List	
Lubrication	Poor	Punch List	
Repair	Poor	Punch List	
Replacement	Poor	Punch List	
Adjustment	Poor	Punch List	

EQUIPMENT TYPE AND CONDITION  
3799 S Banana River Blvd – Building 9

3799 S Banana River Blvd

Building 9

ELEVATOR SUB-SYSTEM	TYPE	CONDITION	NOTES
Controller Assembly	ThyssenKrupp TAC32	Fair	Modernized 2013. Repair battery backup system. Repair contactor. Provide ID on all equipment
Machine Assembly	ThyssenKrupp	Fair	Modernized. Submersible
Jack Assembly	Inground	Unknown	Inground
Car Assembly/Guide System	Slide	Fair	Original. Clean car top
Buffer System	Spring	Fair	Original 1980. Repair pit lighting
Door Operation System	GAL MOVFR II	Fair	Modernized. Clean, lubricate and adjust
Door Protection System	CEDES	Good	Good working order
Door Restrictor	Mechanical	Good	Good working order
Hoistway Entrance Assemblies	42" x 84" 1SSO	Fair	Install escutcheon sleeves at all landings
Cab Assembly	Plastic	Fair	Modernized
Signal Assemblies	Stainless	Poor	Modernized. Repair alarm. Repair position indicator in Car Operating Panel
Code Data Plate	2009	Elevator Service Provider: TK Elevator	
Wiring Diagram	Yes	Phone goes to: TK Elevator	
ADA Compliance	Not ADA compliant		
PERFORMANCE			
Capacity	2500#	Passenger	
Floors Served	1 to 5	5 Landings; 5 Front	
Speed (150 fpm)	Up: 133 Down: 119	Adjust speed in the up direction for improved ride quality	
Testing	1 Year: 6/2024	Testing complete	
MCP	Yes	Perform MCP at contract and/or minimum code intervals with the records stored in the machine room	
Fire Testing	Yes	Fire testing needs to be performed monthly	
Housekeeping	Poor	Punch List	
Lubrication	Poor	Punch List	
Repair	Poor	Punch List	
Replacement	Poor	Punch List	
Adjustment	Poor	Punch List	

EQUIPMENT TYPE AND CONDITION  
3799 S Banana River Blvd – Building 10

3799 S Banana River Blvd		Building 10	
ELEVATOR SUB-SYSTEM	TYPE	CONDITION	NOTES
Controller Assembly	ThyssenKrupp TAC32	Fair	Modernized 2014. Repair battery backup system. Provide ID on all equipment
Machine Assembly	ThyssenKrupp	Fair	Modernized. Submersible
Jack Assembly	Inground	Unknown	Inground
Car Assembly/Guide System	Slide	Fair	Original. Clean car top
Buffer System	Spring	Fair	Original 1980
Door Operation System	GAL MOVFR II	Fair	Modernized. Clean and lubricate
Door Protection System	CEDES	Good	Good working order
Door Restrictor	Mechanical	Poor	Adjust for proper operation
Hoistway Entrance Assemblies	42" x 84" 1SSO	Fair	Original
Cab Assembly	Plastic	Fair	Modernized
Signal Assemblies	Stainless	Fair	Modernized. Install all screws in Car Operating Panel
Code Data Plate	2009	Elevator Service Provider: TK Elevator	
Wiring Diagram	Yes	Phone goes to: TK Elevator	
ADA Compliance	ADA compliant		
PERFORMANCE			
Capacity	2500#	Passenger	
Floors Served	1 to 5	5 Landings; 5 Front	
Speed (150 fpm)	Up: 127 Down: 108	Adjust speed in the up direction for improved ride quality	
Testing	1 Year: 6/2024	Testing complete	
MCP	Yes	Perform MCP at contract and/or minimum code intervals with the records stored in the machine room	
Fire Testing	Yes	Fire testing needs to be performed monthly	
Housekeeping	Poor	Punch List	
Lubrication	Poor	Punch List	
Repair	Poor	Punch List	
Replacement	Poor	Punch List	
Adjustment	Poor	Punch List	

MAINTENANCE RECOMMENDATIONS / PUNCH LIST

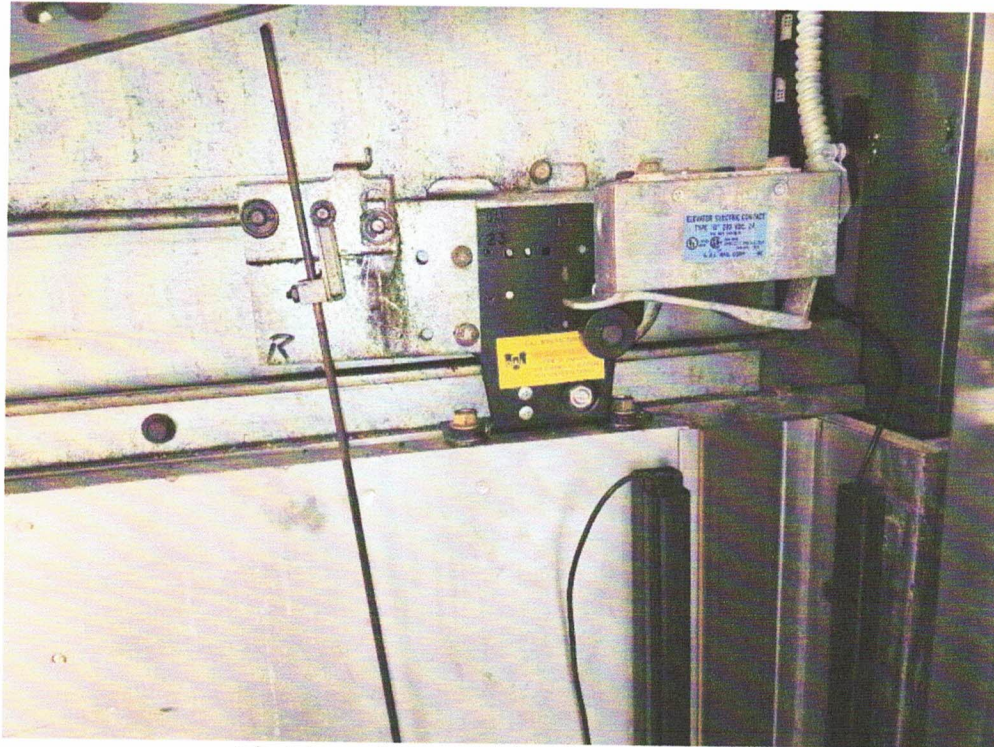
Item	Building 8	Building 9	Building 10
Properly label elevator identification on all elevator related equipment	To Do	To Do	
Adjust parking to building standards		To Do	To Do
Repair battery backup system for proper operation	To Do	To Do	
Repair contactor inside controller cabinet		To Do	
Properly install smoke detector in the machine room	To Do		
Adjust speed in the up direction to OEM standards		To Do	To Do
Properly insulate exposed wiring on car top and install junction box cover		To Do	
Clean car top	To Do	To Do	To Do
Clean, lubricate and adjust door operation system for smooth and quite operation	To Do	To Do	To Do
Clean, lubricate and adjust hoistway equipment for smooth and quite operation	To Do	To Do	To Do
Adjust door restrictor for proper operation	To Do		
Install escutcheon sleeves at all landings	To Do	To Do	
Repair all pit lighting	To Do		
Repair position indicator in hall riser		To Do	
Repair position indicator in Car Operating Panel		To Do	
Install all screws in Car Operating Panel		To Do	To Do
Repair emergency alarm	To Do	To Do	
Repair emergency phone	To Do		
Record all additions of oil to the system on oil log and store log in the machine room	To Do	To Do	To Do
Perform MCP at contract or at minimum code intervals with records stored in machine room	To Do	To Do	To Do
Perform fire service testing monthly, record and store documents in the machine room	To Do	To Do	To Do



Re-installs smoke detector in the machine room at Building 8



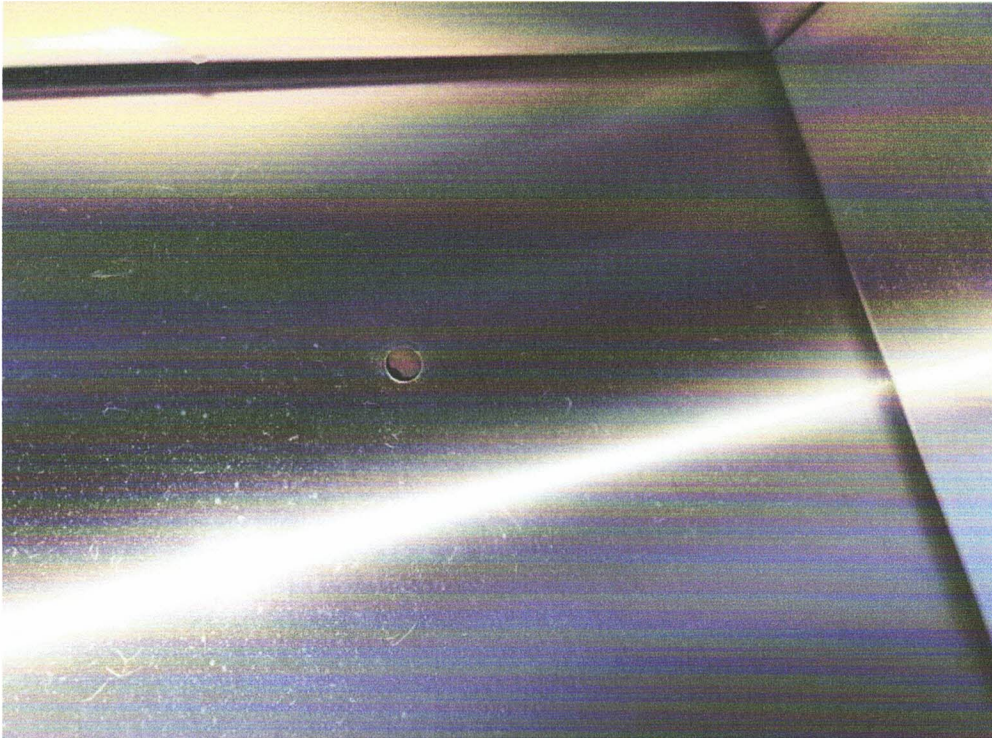
Repair battery backup system at Building 8 for proper operation



Adjust door restrictor at Building 8 for proper operation



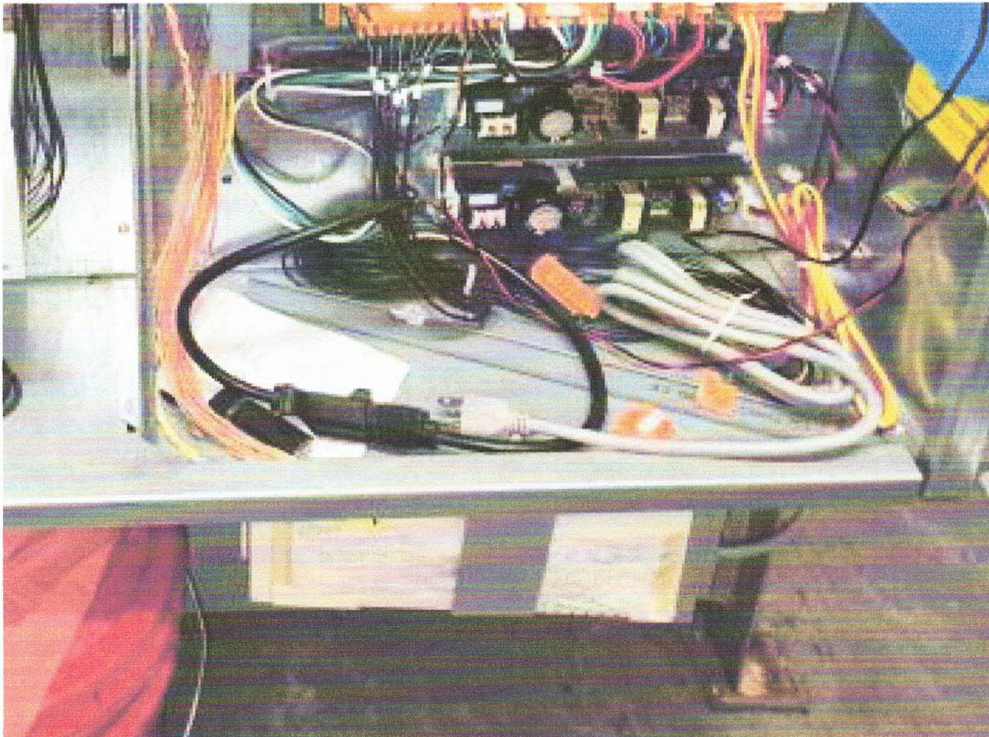
Clean car top at Building 8



Install escutcheon sleeves on all hoistway doors at Building 8



Repair pit lighting at Building 8



Repair battery backup system at Building 9 for proper operation



Repair position indicator in hall riser at Building 9



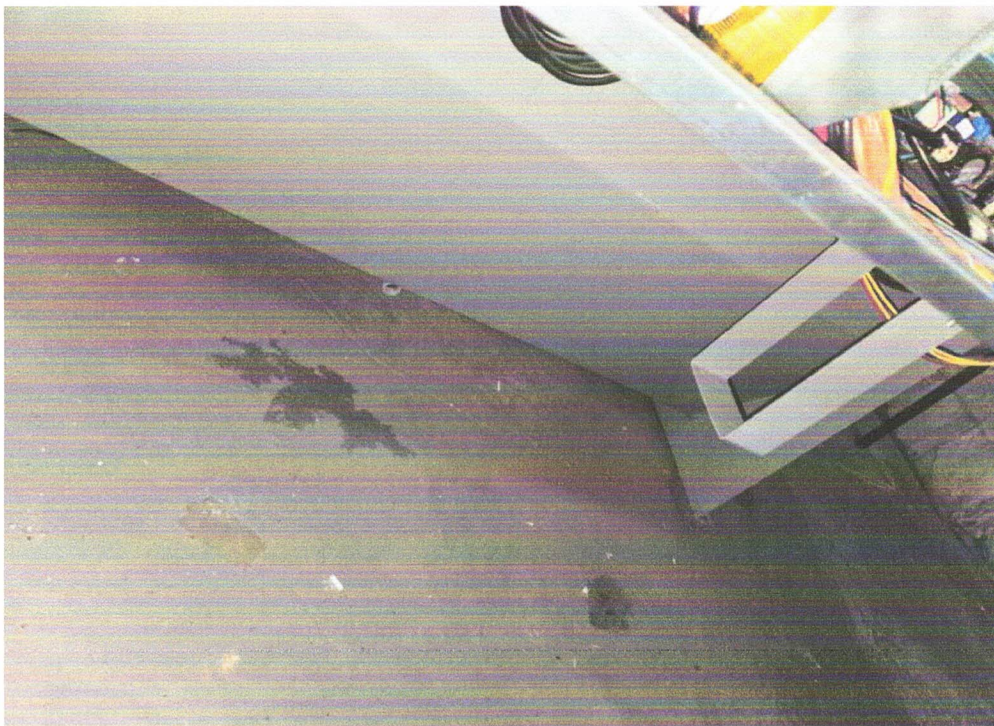
Clean car top. Clean, lubricate and adjust door operation system at Building 9



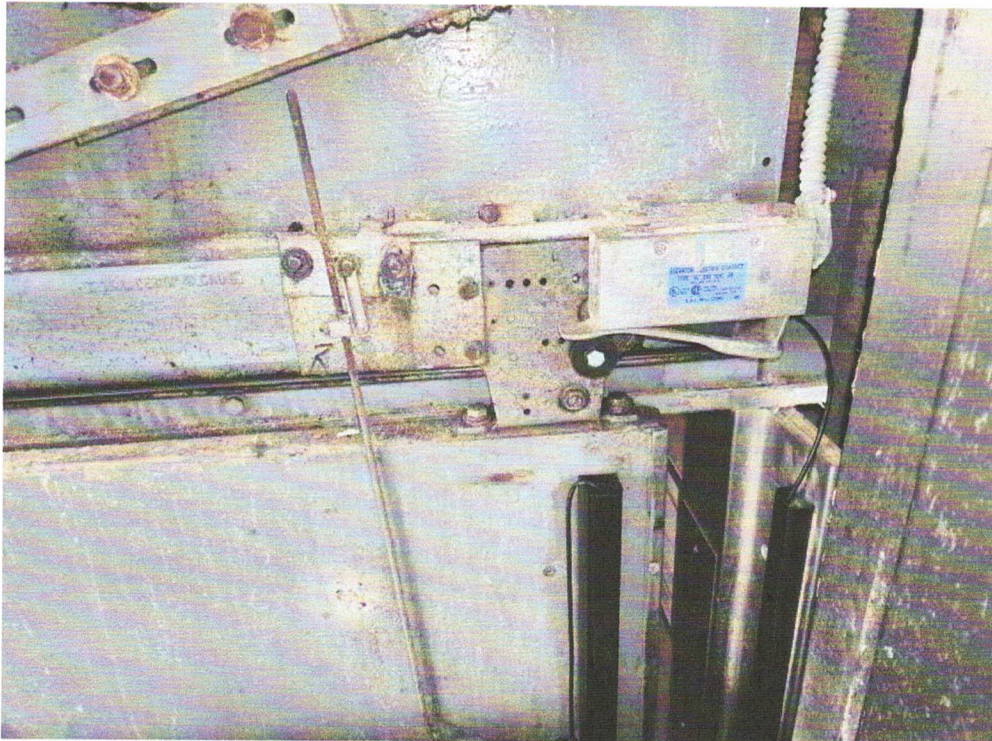
Properly insulate exposed wiring & reinstall junction box cover on car top at Building 9



Repair position indicator in Car Operating Panel at Building 9



Repair battery backup system for proper operation at Building 10



Adjust door restrictor for proper operation at Building 10