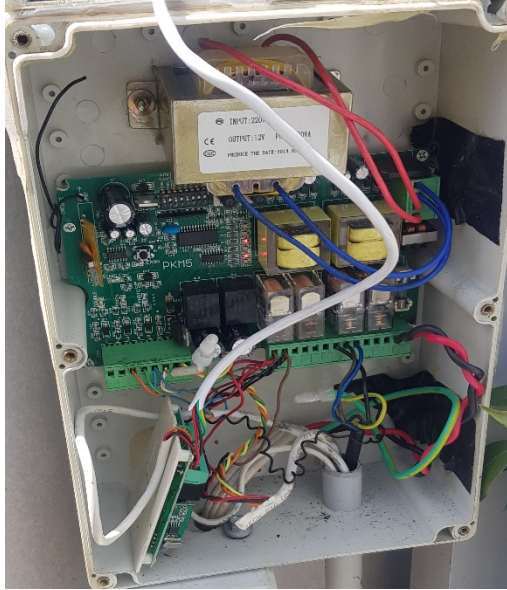




31-POINT PREVENTATIVE MAINTENANCE CHECKLIST

SITE ADDRESS	PERTH, WA	DATE	01/01/2021
TECHNICIAN	Tim Iten	GATE TYPE	SINGLE SWING GATE
CONTROL BOARD & MOTOR VOLTAGE		240V SUPPLY – 12 – 24v motors	

EQUIPMENT	ADJUSTED	CHECKED	COMMENTS & RECOMMENDATIONS
ACCESS CONTROL			
Remotes, push buttons, free exit loops, etc.		X	All working okay
SAFETY EQUIPMENT			
Photocell Beams		X	Safety beams cleaned of all spider webs, checked for ant nest.
Loop Detectors		n/a	
Open & Close Stops		x	
CONTROL BOARDS			
Fuses		x	
Output voltage		X	
Terminal Connections	x	x	Retightened all terminals
Wiring		X	
Control settings	x	X	Checked all settings. All in order
Control Box condition		X	Silicon used to seal top of control box cover. Refer to Image 1 below.
Relays		X	Not Firing every time, sticking intermittently. Refer to Image 1 below.
HYDRAULIC MOTORS			
Dampening		n/a	
End piston		n/a	
Opening width		n/a	
Hydraulic Pressure		n/a	
Oil Levels		n/a	
MOTORS			
Linear Drive		x	Lubricated and greased
Drive Sprocket		n/a	
Limit Switch		X	
Brake		X	
Clutch		X	
GENERAL			
Hinges	x	x	Lubricated / greased, cleaned off all excess grease.
Manual Release	X	x	Tested - Working
Bolts & Fixings	x	x	Retightened all as required.
Motor Brackets	x	x	Retightened front pick up bolts, starting to rust out as incorrect bolts were used during original installation. Refer to Image 2.
Locks		x	Lock cover held on by tape, requires attention. Looks like impact damage by vehicle. Refer to image 3 below.
Gate Track		n/a	
Gear Rack		n/a	
Guide Rollers		n/a	
Gate Wheels		n/a	
Lubrication	x	x	All moving parts as required, WD40 & Grease.
COMPLETED / SIGNED			
EXTRA COMMENTS	<p>Some Owners/tenants reported, the gate has an intermittent fault, gate not opening every time in the mornings, takes a couple goes for it to open.</p> <p>After some testing and fault finding, technician advised there is no obvious issue, this could be a result of age of the control board, the relays sticking and not firing when remote signal received. Control board is still the original, so it is due for an upgrade.</p> <p>New control board Budget \$375.00 + GST</p> <p>Issue with Lock cover being damaged by vehicle impact, this needs to be replaced, Budget \$250.00 + GST.</p> <p>Front motor brackets rusty bolts need replacement; they will snap which can cause potential motor gear box damage if used.</p> <p>Budget 4 Galv bolts \$10.00 + GST.</p> <p>Control box showing signs of seal not in tac, silicon is used to seal top of control box.</p> <p>Control box replacement budget \$200.00 + GST.</p> <p>Labour – \$300.00 + GST</p>		

<p>IMAGE 1</p>		
<p>Comments (optional)</p>	<p>RELAYS NOT FIRING EVERYTIME WHEN ACTIVATED BY REMOTE – AGE ISSUE. CONTROL BOARD SEALED WITH SILICON.</p>	
<p>IMAGE 2</p>		
<p>Comments (optional)</p>	<p>Rusty bolts, require replacement in the near future.</p>	
<p>IMAGE 3</p>		
<p>Comments (optional)</p>	<p>Electrical tape used to secure damaged component; lock cover requires replacing.</p>	