



ADVANCED

ELEVATOR INSPECTIONS, LLC

410.882.5989 | www.AdvancedElevatorInspections.com

Site Name Cornias Building Date 7/2/2024

Site Address 1434 Fleet St County State MD

Zip 21231

Pass ☐ If pass, a copy of your paperwork has been sent to
MD Department Of Labor for processing.

Fail ☒ If fail, a re-inspection is required. After violations are corrected Please
call 410-882-5989 or e-mail our office to schedule a re-inspection.

Tasks Completed: ☒ Annual Inspection ☐ Witness CAT1
☐ Witness CAT5 ☐ Witness Recall Test
☐ Witness Generator Test ☐ Re-Inspection
☐ Witness Escalator Test

Inspectors name and registration numbers

Celey, BC3017, Cornias Building

AEI, LLC. thanks you for your business! If you have any questions regarding these reports, feel free to contact us at your convenience. We work hard to ensure the safety of your passengers.

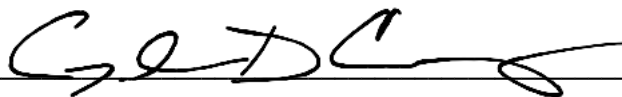
Your Complete Third Party Inspection Company

Third Party Periodic Inspection Report

Article-Public Safety Title 12, subtitle 8 requires that all elevator units be inspected periodically in conformance with the applicable sections of the Safety Code (ASME A17.1). Documentation of the periodic inspection performed shall be submitted to the Commissioner of Labor and Industry on this form only.

Site Name: Cornias Building				Date Inspected: 7/2/2024			
Site Address: 1434 Fleet St							
City: Baltimore			County:			Zip Code: 21231	
Owner/Agent:		Location Contact:		Phone #: (410) 882-5989			
				Email: kkontoudis@gmail.com			
Registration #:	BC3017						
Inspection Type:	☒ Periodic ☐ Re-Inspection	☐ Periodic ☐ Re-Inspection	☐ Periodic ☐ Re-Inspection	☐ Periodic ☐ Re-Inspection	☐ Periodic ☐ Re-Inspection	☐ Periodic ☐ Re-Inspection	☐ Periodic ☐ Re-Inspection
Code Year in effect:	Pre 55						
Last Annual Test Date:	3/4/2024						
Last 5 Year Test Date:	1/11/2018						
Number of Violations:	3						
When a periodic annual inspection reveals that the elevator unit is in violation of the Safety Code, the owner of the elevator unit must be given a copy of the Violation Notice report form.							
Unit In Compliance: Y/N	N						
By indicating that the elevator unit is in compliance the third party inspector is recommending to the Commissioner that a Certificate of Inspection be issued. Elevator units that are not identified as in compliance will not be issued a certificate.							

I affirm under penalty of perjury that the elevator units identified above were inspected in accordance with the Maryland Public Safety Article, §§ 12-801—12-816, Annotated Code of Maryland and in conformance with the Safety Code as adopted by the Commissioner of Labor and Industry.

Q.E.I. Signature  Q.E.I. Cert# 6770
 Print Name Glenn D Celey Phone # 443-850-2314 Date 7/2/2024

Signature of Owner or Authorized Representative _____
 Print Name _____ Date 7/2/2024

QEI Company:
QEI Address:
Phone: (410) 882-5989

THIRD PARTY QEI SAFETY INSPECTION VIOLATION NOTICE

Building/Site Name: Cornias Building		
Site Address: 1434 Fleet St	City: Baltimore	Zip Code: 21231

Unit Registration Numbers

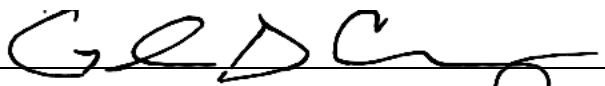
U1: BC3017	U2:	U3:	U4:	U5:	U6:
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Page #			Inspection Date	Inspector Name	ID #	Safety Code & Year
1	of	1	7/2/2024	Glenn Celey	6770	A17.1 pre 55

No.	Code Rule	Violation Description	Unit #					
			1	2	3	4	5	6
1	8.11.1.1.2	Repair elevator to have the ability to pick fully loaded car	☒	☐	☐	☐	☐	☐
2	8.10	Perform a witnessed CAT 5 full load test	☒	☐	☐	☐	☐	☐
3	8.6.4.19	Provide to have CAT1 test	☒	☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐	☐
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			☐	☐	☐	☐	☐	☐

Following an inspection of the above referenced equipment, Safety Violations were identified. It is your obligation to correct the above deficiencies, subject to Article-Public Safety, Title §12 - 814. Failure to comply may result in one or more of the following:

- 1) State of Maryland Department of Labor Elevator Safety Inspection Unit will post notice prohibiting the elevator/equipment from use.
- 2) If an owner continues to operate an elevator with an expired certificate after notice is issued, the State of Maryland Department of Labor Elevator Safety Inspection Unit will proceed to issue citations as allowed by law.

Signature of Owner or Authorized Agent Acknowledging Receipt of Order	 Signature of Authorized Third Party Inspector
Print Name:	Print Name: Glenn D Celey

Electric / Traction Elevator Periodic Inspection Requirements 8.11.2 A17.1- 2016 / 2019 / Registration #: BC3017

Code Year in Effect at Time of Installation A17.1 Pre 1955

Site Name: Cornias Building

Date Inspected: 7/2/2024

Site Address: 1434 Fleet St

City, Zip Code: Baltimore 21231

County: _____

8.11.2.1.1 Inside Car	P/F/NA	Key: P=Pass F=Fail NA= Not Applicable	P/F/NA		P/F/NA
(1.1) Door Reopening Device	N/A	(2.28) Terminal Stopping Devices	P	(3.25) Sheaves with nonmetallic groove surface	N/A
(1.2) Stop Switches	P	(ee) Operating Devices	P	8.11.2.1.4 Outside Hoistway	
(1.3) Operating Control Devices	P	(2.13) Governor, Overspeed Switch, and Seal	P	(4.1) Car Platform Guard	P
(1.4) Car Floor and Landing Sill	P	(2.29) Car and Counterweight Safeties	P	(4.2) Hoistway Doors	P
(1.5) Car Lighting	P	(8.6.1.3 & 2.14) Code Data Plate	P	(4.3) Vision Panels	N/A
(1.6) Car Emergency Signal	N/A	(2.19.3) Emergency Brake	N/A	(4.4) Hoistway Door locking devices	P
(1.7) Car Door or Gate	P	(2.24) AC Drives from a DC Source	N/A	(4.5) Access to Hoistway	P
(1.8) Door Closing Force	N/A	(2.20) Slack-Rope Devices	N/A	(4.6) Power closing of Hoistway Doors	N/A
(1.9) Power Closing of Doors or Gates	N/A	[8.6.1.2.2(a)] Wiring Diagrams	P	(4.7) Sequence Operation	N/A
(1.10) Power Opening of Doors or Gates	N/A	(2.42) Rope retainers or restraints for seismic risk zones	N/A	(4.8) Hoistway Enclosure	P
(1.11) Car Vision Panels and Glass Car Door	N/A	(2.42) Seismic & counterweight displacement detection devices	N/A	(4.9) Elevator Parking Devices	N/A
(1.12) Car Enclosures	P	(2019 ONLY) The USI of the installed software matches the onsite documentation.	N/A	(4.10) Emergency and Access Hoistway Openings	N/A
(1.13) Emergency Exit	N/A	See 2.26.1.7.1 & 8.6.1.2.2(e)		(4.11) Separate Counterweight Hoistway	N/A
(1.14) Ventilation	P	8.11.2.1.3 Top-of-Car		(4.12) Standby Power Selection Switch	N/A
(1.15) Signs and Operating Devices Symbols	P	(3.1) Top-of-Car Stop Switch	N/A	Means necessary for Test (2.7.6.4)	N/A
(1.16) Rated load, Platform Area, and Data Plate	P	(3.2) Car top Light and Outlet	N/A	Inspection and Test Panel (2.7.6.5)	N/A
(1.17) Standby or Emergency Power Operation	N/A	(3.4) Top-of-Car clearances and refuge space	P	Inspection operation (2.26.1.4.1)	P
(1.18) Means to restrict hoistway or car doors openings and expiration date for the alternate power source (2.14.5.7)	N/A	(3.3) Top-of-Car operating devices & working platforms	P	Inspection operation with open door circuits (2.26.1.5)	N/A
(1.19) Car ride	P	(3.24) Top Counterweight clearances	P	Equipment exposure to weather (2.7.6.6)	P
Stopping accuracy (2.26.11)	P	(3.25) Car, overhead, and deflector sheaves	P	8.11.2.1.5 Pit	
Machinery Space / Control Space (8.11.2.1.2)	P	(3.5) Normal terminal stopping devices	P	(5.1) Pit access, lighting, stop switch, and condition	P
Working Areas in the Car (2.7.5.1)	P	(3.6) Final terminal stopping devices	P	(5.2) Bottom clearance and runby	P
(1) Means to prevent unexpected movement	N/A	(3.26) Broken Rope, Chain, or Tape Switch	N/A	(5.9) Car and Counterweight buffer	P
(2) Unexpected Car Movement Devices	N/A	(3.7) Car-Leveling devices	P	(5.3) Final terminal stopping devices	P
(3) Operating instructions for unexpected car movement	N/A	(3.27) Crosshead Data Plate	P	(5.4) Normal terminal stopping devices	P
(4) Operating instruction for egress and reentry procedures	N/A	[3.8 & 3.34.1(i)] Top Emergency Exit	P	(5.5) Traveling cables	P
Equipment access panel electrical device (2.26.2.35)	P	(3.28) Counterweight and Counterweight Buffers	P	(5.6) Governor-rope tension devices	N/A
(1.20) Earthquake Inspection and Test	N/A	(3.29) Counterweight safeties	N/A	(5.10) Compensating Chain, Ropes, and Sheaves	N/A
		(3.9) Floor and Emergency Identification Number	P	(5.7) Car frame and Platform	P
		(3.10) Hoistway Construction	P	(5.8) Car safety and guiding members	P
8.11.2.1.2 Machinery Room/ Spaces, Control Rooms/Spaces		(3.11) Hoistway Smoke Control	N/A	Machinery Space / Control Space (8.11.2.1.2)	P
(2.7.6.6) Equipment exposure to weather	P	(3.12) Pipes, Wiring, and Ducts	P	Working areas in the Pit (2.7.5.2)	P
(2.1) Means of Access	P	(3.13) Windows, Projections, Recesses, and Setbacks	P	(1) Means to prevent unexpected movement	N/A
(2.2) Headroom	P	[3.14 & 3.34.1(a) and 3.34.1(f)] Hoistway Clearances	P	(2) Unexpected Car movement devices	N/A
(2.4) Enclosure of machinery room/space, control room/space	P	(3.15) Multiple Hoistways	N/A	(3) Operating instructions for unexpected car movement	N/A
(2.7.6.5) Inspection & Test Panel	N/A	(3.16) Traveling Cables and junction boxes	P	(4) Operating instruction for egress and reentry procedures	N/A
(2.3) Lighting & Receptacles	P	(3.17) Door and Gate Equipment	P	(2.7.6.6) Equipment exposure to Weather	P
(2.7.6.4) Means necessary for test	P	(3.18) Car Frame and Stiles	P	(2.9.1 & 2.9.3) Machinery support and fastening	P
(2.5) Housekeeping	P	(3.19) Guide rails fastening and equipment	P	(2.10.1) Guarding of exposed auxiliary equipment	N/A
(2.6) Ventilation	P	(3.20) Governor Rope (Use A17.6 part 1)	N/A	Pit inspection operation (2.26.1.4.4)	N/A
(2.7) Fire Extinguisher	P	(3.21) Governor Releasing Carrier	N/A	8.11.2.1.6 Firefighters' Emergency Operation	
(2.8) Pipes, Wiring, and Ducts	P	(3.22) Fastening and Hitch Plate	P	(a) Phase I Only	N/A
(2.9) Guarding of Equipment	P	(3.23) Suspension Means (Use A17.6)	P	(b) Phase I and Phase II	N/A
(2.10) Numbering of elevator, machines & disconnect switches	P	(3.33) Compensating Means	N/A	8.11.2.1.7 Working Platforms	
(2.7.2) Maintenance path and maintenance clearance	P	Machinery Space / Control Space (8.11.2.1.2)	P	(a) Working platforms (2.7.5.3 and 2.7.5.4)	N/A
(2.7.3.5 & 2.26.2.24) Stop Switch	N/A	Working areas on the car top (2.7.5.1)	P	(1) Operating instructions (8.6.11.9)	N/A
(2.11) Disconnecting means and control	P	(1) Means to prevent unexpected movement	N/A	(b) Retractable stops (2.7.5.5)	N/A
(2.12) Controller wiring, fuses, grounding, etc.	P	(2) Unexpected car movement device	N/A	(1) Retractable stop electrical device (2.26.2.37)	N/A
(2.16) Machinery supports and fastenings	P	(3) Operating instructions for unexpected car movement	N/A	(c) Inspection Operation (2.26.1.4.4)	N/A
(2.17) Driving-Machine Brake	P	(4) Operating instructions and reentry procedures	N/A	8.11.2.1.8 Braking System	
(2.18) Traction-Drive Machines	P	Equipment exposed to weather (2.7.6.6)	N/A	For passenger elevators and all freight elevators,	P
(2.19) Gears, bearing, and flexible connections	P	(2.9.1 & 2.9.3) Machinery Support and Fastening	P	Verify that the seal on the means of adjusting the	
(2.20) Winding-Drum Machine	N/A	(2.10.1) Guarding of expose auxiliary equipment	N/A	holding capacity of the driving-machine brake has	
(2.21) Belt- or Chain-Drive Machine	N/A	Anchoring of beams & support in seismic zones	N/A	not been broken and that it bears or otherwise	
(2.22) Motor Generator	N/A	(3.34.1) Rope retainers and snag guard in seismic zones	N/A	attaches the identification of the person or firm that	
(2.23) Absorption of Regenerated Power	N/A	(3.34.1) Position restrains in seismic zones	N/A	installed it (8.6.4.20.4)	
(2.25) Traction Sheaves	P	(3.34.1) Car and Counterweight guide rails systems	P		
(2.26) Secondary and Deflector Sheaves	N/A	(3.34.1) Horizontal clearances for Car & Counterweight	P		
(2.27) Rope Fastenings	P	(5.16.1) Rope retainers / restraints and snag guard	P		

Signature of Inspector:  QEI #: 6770 Printed Name: Glenn D. Celey Date: 7/2/2024

