



DESIGN · EQUIP · MAINTAIN

PM VISIT REPORT

No. FWD-PM-2026-SAMPLE · August 27, 2026

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PREPARED FOR

Sample Condominium Association · Board of Directors

Property Manager: J. Sample · manager@sampletowers.com

FACILITY

Sample Towers · Fitness Center

Naples, FL · Quarterly visit Q3 · Technician: FWD Fitness

MACHINES INSPECTED	GOOD STANDING	AT RISK	PAST DUE / SHUTDOWN
24	19	3	1 / 1

Zones walked: 6 of 6 (Cardio · Spin · Pilates · Strength · Free Weights · Accessories) · Next visit: November 2026 (Q4 · annual tasks)

DONE ON THIS VISIT — NO RETURN TRIP

- ✓ All 24 units dusted, wiped, and disinfected; frames polished; scuffs removed
- ✓ Leveling inspected on every unit — 5 treadmills and 2 selectorized units re-leveled; Treadmill 3 deck lowered 2" by retracting feet evenly
- ✓ Treadmill belts measured for alignment: 4 of 5 under 0.25" (pass); Treadmill 2 at 0.31" — adjusted to 0.10"
- ✓ E-stop and lanyard tested on all 5 treadmills; motor compartments vacuumed; lift rods and drive belts lubricated
- ✓ Weight stack compartments vacuumed; guide rods and all pivot/bushing contact points lubricated on 6 selectorized units
- ✓ Spin bikes: pedals tightened to spec, crank bolts checked, quick-release pins verified (6 of 6)
- ✓ Console firmware current on 4 connected units; TV/internet verified on all; odometers logged (see log)
- ✓ Accessories: 2 frayed resistance bands and 1 torn mat removed and replaced from truck stock

NEEDS A DECISION OR A SCHEDULED RETURN

STATUS

Functional Trainer (Strength 07)

Left cable coating split, exposed strands at the pulley. Tagged OUT OF SERVICE on site. Replacement cable ordered from stock — install scheduled Sept 3.

SHUTDOWN

Treadmill 4

Deck at 15,200 mi — past the 15K replacement threshold. Belt glazing visible. Recommend deck + belt replacement this quarter; quote attached.

PAST DUE

Reformer 1 (Pilates)

One leg spring shows early coil separation. Spring set is 22 months old. Replace full set before the 24-month cycle — parts on hand, can be done at next visit or sooner.

AT RISK

Treadmill 1

Deck at 11,400 mi — inside the evaluate window (10K–15K). Monitoring; re-measure Q4.

AT RISK

Spin Bike 3

Friction brake pad at 30% remaining. Replace at Q4 visit with annual pedal/bottom-bracket service.

AT RISK

REPLACEMENT PLANNING — FOR THE RESERVE STUDY

WHEN

NOTE

Treadmill 4 — deck & belt	This quarter	Wear item, not capital
Functional Trainer — cable set	Scheduled Sept 3	Wear item, covered
Reformer springs (2 units)	Q4 2026	24-month cycle
Treadmills 1–5 — units	2028–2029	Capital · 8–10 yr service life
Selectorized strength (6)	2030+	Capital · frames sound

ZONE	UNIT	MAKE / MODEL	HRS / MI	FINDING	ACTION	STATUS
Cardio	Treadmill 1	Precor TRM 885	11,400 mi	Belt 0.18" · deck in evaluate window	Re-level · lube · monitor	AT RISK
Cardio	Treadmill 2	Precor TRM 885	9,850 mi	Belt 0.31" — out of spec	Aligned to 0.10" · lube	GOOD STANDING
Cardio	Treadmill 3	Precor TRM 885	8,200 mi	Deck sat high at install height	Feet retracted · deck -2"	GOOD STANDING
Cardio	Treadmill 4	Precor TRM 885	15,200 mi	Deck past 15K · belt glazing	Quote deck + belt	PAST DUE
Cardio	Treadmill 5	Precor TRM 885	6,100 mi	Clean pass	Lube · e-stop OK	GOOD STANDING
Cardio	Elliptical 1	Precor EFX 885	4,020 hr	Ramp track debris	Cleaned · lubed	GOOD STANDING
Cardio	Elliptical 2	Precor EFX 885	3,880 hr	Clean pass	Lubed	GOOD STANDING
Cardio	Upright Bike	Precor UBK 885	2,410 hr	Self-powered · battery 12.4 V	Pass	GOOD STANDING
Cardio	Rower	Concept2 RowErg	1,190,000 m	Chain dry	Chain oiled · rail NOT lubed	GOOD STANDING
Cardio	Stepmill	Precor SCL	1,730 hr	Step chain tension OK	Cleaned	GOOD STANDING
Spin	Spin Bikes 1–6	Peloton Commercial	—	Bike 3 brake pad 30%	Pedals/cranks torqued	AT RISK
Pilates	Reformer 1	Balanced Body Allegro 2	—	Leg spring early coil separation	Replace spring set	AT RISK
Pilates	Reformer 2	Balanced Body Allegro 2	—	Carriage glide clean · straps OK	Rails cleaned (no lube)	GOOD STANDING
Strength	Selectorized 01–06	Precor Vitality	—	Guide rods dry · upholstery OK	Vacuumed · lubed all pivots	GOOD STANDING
Strength	Functional Trainer 07	Precor FTS Glide	—	Cable coating split · strands exposed	TAGGED OOS · cable ordered	SHUTDOWN
Strength	Smith Machine	Precor	—	Bar bushings OK · safeties engage	Lubed	GOOD STANDING
Free Wts	Dumbbells 5–75	Iron Grip	—	One 40 lb head loose	Tightened	GOOD STANDING
Free Wts	Benches & Racks	—	—	Upholstery intact · bolts tight	Pass	GOOD STANDING
Access.	Bands · mats · rollers	—	—	2 bands frayed · 1 mat torn	Replaced from stock	GOOD STANDING

PHOTO RECORD — every unit photographed this visit (full set delivered with this report)

photo	photo	photo	photo	photo	photo
Treadmill 2 — belt after alignment	Treadmill 3 — deck lowered	FT 07 — cable split (OOS tag)	Reformer 1 — spring coil	Stack 04 — rods lubed	Accessories — replaced

STANDARDS APPLIED

Belt alignment <0.25" pass · 0.25–0.49" at risk · ≥0.50" shutdown. Deck mileage: evaluate at 10K, replace at 15K. Line voltage 110–120 VAC. Severity tiers: Good Standing / At Risk / Past Due / Shutdown. References: ASTM F2276-23, F2115, F1749, F2216 · ISO 20957 · NSCA (2016) · Florida SIRS (SB 4-D, SB 154, HB 913).

Report prepared by FWD Fitness. Questions or to schedule the open items: sales@fwdfitness.pro · (239) 404-3139.