



D&D Elevator Maintenance
Inc
38 Hayes Street
Elmsford, NY10523

(914) 347-4344
info@ddelevator.com
https://ddelevator.com

Quote Date: 4/17/2026
Quote#: QUO-75015-J9H2

High Priority

REPAIR PROPOSAL

Bill To	Site Location
534 W 42nd Street Condo Association c/o Livingston Management 225 West 35th St. - Suite 1500 New York, NY 10001	534 West 42nd Street New York, NY 10036

Account ID	Deposit Terms	Payment Terms
C0000947	\$959.80	30 DAYS
Device ID	Device Name	Quote Valid For
1P45340	1P45340	30 DAYS

Scope Of Work
2026 Periodic Inspection Deficiencies -- Cure Date: 5/19/2026 <i>Authorization MUST be received within TEN (10) Business Days of Receipt of this proposal.</i> On February 4th, 2026, the Periodic Inspection Test was performed and witnessed by your 3rd party witness agency VDA. As per the 2026 Periodic Inspection Test, the following items were cited for non-compliance of Building Department Elevator codes A17.1 2003, NYC Schedule K. These items need to be corrected, and correction paperwork filed with the NYCDOB within 90 Days of the Test Date as per Article 304. ***D&D PROPOSES THE FOLLOWING WORK TO BE DONE*** <u>DEVICE # 1P45340</u> Communication inoperative repair. We will remove the existing phone and install a new phone inside the cab. If it is found that additional work is needed, we will inform you for authorization. **D&D Elevator will not be responsible for any late filing fines or penalties received from NYC** Upon corrective repairs, we will prepare AOC attach fee and file with NYCDOB. Materials will be ordered, and work will be scheduled upon receipt of the signed proposal, deposit (if required) and accounting department review. The balance to be paid upon completion

Sub Total: \$1,763.10
Sales Tax: \$156.47
Price: **\$1,919.57**

The undersigned accepts this proposal and all its terms and conditions.



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Approved By:

Name: Claude Simon
Email address: csimon@fairlane.biz
Title: President/Board
Company: 534 West 42nd Street Condominium
Date: May 4, 2026

Submitted By:

Jackeline Espinoza
ojespinoza@ddelevator.com
Senior Compliance Specialist
D&D Elevator Maintenance Inc
4/17/2026



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TERMS & CONDITIONS

Timing

Delay by Owner may subject the price quoted to escalation. **Due to the current volatility of the commodities markets primarily in the areas of steel, copper and lumber, our vendors cannot guarantee prices will not increase. Any such increases will be documented and passed along.**

Warranty

Contractor's warranty only covers defective material and workmanship, that the guarantee period shall not extend longer than one (1) year from the date of substantial completion of each elevator; and that it excludes ordinary wear and tear or improper use, vandalism, abuse, misuse or neglect by others. There is no free maintenance or service during the warranty period.

Owner's Requirements

- Owner shall provide safe and code compliant workplace.
- Owner shall ensure proper smoke sensing devices in machine rooms and at elevator lobbies.
- Any structural requirements are the responsibility of others.
- Clear and safe access into and out of the building, machine rooms, pit areas, for all elevators in accordance with appropriate national and local authority having jurisdiction ("AHJ") codes.
- Any repairs required to the hoistway structural support beams will be the responsibility of the Owner.
- Owner shall secure all railing and vertical ladders in the High Rise / Service elevator machine room.
- Building should identify and abate any asbestos located in the existing elevator pit or shaftway.
- Maintain a code-approved fire extinguisher in each machine room.
- If ride quality standards are specified, Owner will need to perform PMT readings to establish the current baseline if this data is not provided by the consultant. Rail alignments are limited to an allowance of 8 team hours per device, any additional adjustments or replacements are subject to a change order.

Working Hours

All work will be performed during regular working hours. Any requests for overtime work will be an added cost to the Agreement, subject to Contractor's standard billing rates.

Force Majeure

Notwithstanding any other provision in the contract to the contrary, neither party shall be liable to the other party for any loss, damage or delay due to any cause beyond either party's reasonable control, including but not limited to acts of government, strikes, lockouts, labor disputes, theft, weather, natural or man-made disaster, civil commotion, mischief or act of God.

Consequential Damages Waiver

Under no circumstances shall either party be liable for special, indirect or consequential damages of any kind including, but not limited to, loss of profits, loss of goodwill, loss of business opportunity, additional financing costs or loss of use of any equipment or property.

Collection Proceedings

In the event, collection proceedings must be initiated for any amounts due to Contractor that have not been paid, it will be the responsibility of the Owner to pay all additional court costs, attorney fees, interest accrued, as well as any fees associated with collection proceedings. A finance charge of **1.5%** will be added to all unpaid balances over thirty (30) days. A transaction fee of **3%** will be added to any payments made by credit card.