

ARIZONA CORPORATION COMMISSION - PIPELINE SAFETY GROUP ANNUAL INSPECTION REPORT - Gas System Operators

Inspection Date : 1/3/2019 Last Inspection Date : 11/2/2016

Name of Facility: MIRADA LUXURY CONDOS OPID #: 33858 Phone: (602) 294-0999

Cell Phone: (520) 310-7350 Fax: _____ Email: jmorales@gvpm.com

Address of Facility: 1225 E MEDLOCK City: PHOENIX

State: AZ Zip: 85014 Contact Person: JOANELIZE MORALES

Operator Name: GOLDENVALLEY PROPERTY MANAGEMENT Phone: (602) 294-0999

Operator Address: 608 E MISSOURI AVE #100 City: PHOENIX

please check box if this is to be the mailing address

State: AZ Zip: 85012 Number of Buildings: 4

Facility Type: Apartments / Condos Priority: 2 Gas Supplier: Southwest Gas

LPG: No Natural: Yes Number of Meters: Two Operating Pressure: Unknown

GAS SYSTEM HISTORY A. Piping Type: PE/Steel Date Installed: _____

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. Has a written operation and maintenance plan been established meeting the requirements of the regulations and review records maintained? | <u>Unsatisfactory</u> |
| 2. Has a written emergency plan been established and does operating personnel have knowledge of emergency procedures and are records maintained? | <u>Unsatisfactory</u> |
| 3. Has a map of the gas system been developed showing meter and valve locations, mains, and service lines? | <u>Unsatisfactory</u> |
| 4. Are operation and maintenance personnel qualified and are OQ records maintained? | <u>Unsatisfactory</u> |
| 5. Has all above ground pipe been maintained? | <u>Unsatisfactory</u> |
| 6. Has cathodic protection been tested at proper intervals and records maintained? Does it meet the negative voltage of at least 0.85 volt? | <u>Unsatisfactory</u> |
| 7. Have required valves been checked and serviced at intervals not exceeding 15 months but at least once each calendar year and records maintained? | <u>Unsatisfactory</u> |
| 8. Have periodic odorization checks been conducted and records maintained? | <u>Unsatisfactory</u> |
| 9. Has a leak survey of the system been conducted at intervals not exceeding 15 months but at least once each calendar year and records maintained? | <u>Unsatisfactory</u> |
| 10. Has operator filed annual report? | <u>Unsatisfactory</u> |

Last year on File : 2015

Total Violations Found: 10

NOTE: Items listed or marked *Unsatisfactory* or *Not Checked* shall be corrected no later than 30-days following the receipt of this report. Correspondence regarding violations can be emailed to safety@azcc.gov or mailed to Pipeline Safety Section, 1300 W. Washington Street, Phoenix, AZ 85007. Failure to comply will result in this matter being forwarded to our Legal Council for further action, and this action may result in termination of gas service to your facility.

The findings of this report are based on observation made and documentation available to inspectors at the time of inspection.

Operator Representative JOANELIZE MORALES ACC Representative LUIS HURTADO

Notes :

VIOLATIONS:

- (1) O&M PLAN NOT AVAILABLE.
- (2) EMERGENCY PLAN NOT AVAILABLE.
- (3) MAP OF GAS SYSTEM NOT AVAILABLE.
- (4) OQ RECORDS NOT AVAILABLE.
- (5) UNABLE TO ACCESS ENTIRE GAS SYSTEM.
- (7) VALVES RECORDS NOT AVAILABLE.
- (8) ODORIZATION RECORDS NOT AVAILABLE.
- (9) LEAK SURVEY RECORDS NOT AVAILABLE.
- (10) NO ANNUAL REPORT FILED SINCE 2015.

REMINDER:

>>>PUBLIC AWARENESS NOTICE NEEDS TO BE DISPLAY IN A COMMON AREA AND RECORDS NEED TO BE UP TO DATE.