FISHMAN RESEARCH TECHNOLOGY AND ANALYSIS

Elevator Public-Records Search

Sample Tower, 100 Sample Street, Sample City · Client A

Scope: (1) how many elevators the building has; (2) every elevator-related permit, violation, complaint, inspection record, or mention found in the sources below.

SAMPLE PORTFOLIO DELIVERABLE. Names, places, amounts, dates, and other identifying details have been changed or generalized. This is not a document from a real client matter. It is not legal advice.

Bottom line

- Elevator count: two passenger elevators. The only source that gave a number was a public mirror of the state's elevator-unit conveyance data, which listed two passenger records at the subject address and no freight or service elevator. Confidence is high that the state registry lists two cars, and moderate that this is every elevator in the building (see limits).
- No city permit for elevator work was found. All permit records on the lot in the digital archive were examined; none is an elevator installation, alteration, repair, modernization, or inspection permit.
- One elevator complaint was on file with the city building department. It was later closed, and no notice of violation was issued on that file.
- No notice of violation in the lot's notice records mentioned an elevator.
- Elevator operating permits are state-issued. The state records showed both permits with a then-upcoming expiration. Exact state conveyance numbers and expiration dates are omitted from this sample.

Method

The search used the city's open permit and complaint datasets, the research corpus already assembled for the property (including a general-partner letter that mentioned elevators in the plural, financial schedules with an elevator-contract line, floor-plan captures, and listing text), live open-data queries, state elevator-unit pages, a public third-party mirror of state conveyance data, and web searches. Quoted statements in a full memo are exact; inferences are labelled as such.

Count: every source, in brief

Source type	What it says	Count?
Public mirror of state conveyance data	Two passenger records at the subject street address	Two passenger
General-partner letter	Elevators described as failing, in the plural	Plural only; no number
Rental-listing captures	Amenity listed as elevator; one review mentions doors or elevators in the plural	No number
Partnership financial schedules	A contract-service line for elevators, with annual amounts	No number

Explicit negative findings

Keywords searched included ordinary elevator terms and major manufacturer names. City code, as reviewed, treats state-regulated elevators as outside the city's ordinary permit path, which helps explain why no city elevator permit appears even though two cars are registered with the state. The assumption that the city department holds its own elevator file should not be made without a state-records check.

Limits

A third-party mirror of state data is not a certified extract from the state elevator unit. A building can have a conveyance that is unlisted or listed under a slightly different address. Financial-line amounts and state serial numbers are omitted here because they could identify the property. This search does not assess condition and does not replace a licensed elevator inspection.

Public-records search, not an inspection report. Conveyance numbers, complaint numbers, and exact dollar amounts have been omitted.