

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K805

Asset: WATERS EDGE EDUCATIONAL COMPLEX - K, 49 FLATBUSH AVENUE EXT., New York, 11201

Inspection Id	Inspection Type	Time In	Last Edited
ME : K805	Mechanical	2023-12-28 8:37 AM	2024-04-18 3:57 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	10,275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Fire Booster Pump Assembly Room 123
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Demo Room 416
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	Boiler Room Entrance
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Stair B/Basement, Nurse's Toilet Room 108A, Corridor adjacent to Room 112A, 1st Floor Principal's Toilet Room, 3rd Floor Kitchen Staff Toilet Room, 5th Floor Boys Toilet Room, Womens Toilet Room, Rooms 202, 208, 313, 403, 408, 415A, 415B, 509, 519, 607, 616, 617
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Steam Condensate Return Pumping System
	Years: 2021
	Systems: Climate Control System - Electric System (Heat Timer)
	Years: 2020
	Systems: Climate Control System - Electric System
	Years: 2019
	Systems: Sprinkler Heads (50%)
	Years: 2018
	Systems: Water Service (1 of 3); Fixtures: Toilets, Urinals; Fire Booster Pump Assembly
	Years: 2016

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective CO/Gas Leak Detection	Defective Sensor	GAS SERVICE CO/Gas Leak Detection	Room 820	Ryan Martin	Fireman	Resolved	
No	Defective Boiler Safety Auxiliary	Leaking Boiler Safety Valves	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room / Boiler #1 (2), Boiler #3 (3 of 6)	Ryan Martin	Fireman	Sent to DSF	
No	Defective Boiler Safety Auxiliary	Missing Knob at Water Column Assembly Sight Glass Valve	HEATING PLANT Boiler System Steam Boiler	Boiler Room / Boiler #3	Ryan Martin	Fireman	Sent to DSF	
Yes	Other	Eye Wash is not functional	SCIENCE DEMO ROOM Eye Wash	Room 607	Ryan Martin	Fireman	Sent to DSF	
Yes	Other	Eye Wash is not functional	SCIENCE DEMO ROOM Eye Wash	Room 617	Ryan Martin	Fireman	Resolved	

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Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	Dry Food Storage Room 712F, Penthouse Elevator Machine Room (Bank A)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Outdoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	AAON
Equipment	RTU-1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Roof
Instance Condition	3 - Fair

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	AAON
Equipment	RTU-2, RTU-3
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	AAON
Equipment	RTU-4
Capacity/Size Quantity	31
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONDENSER FAN
Deficiency Location/Instance	Roof
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Packaged Terminal A/C	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	7th and 8th Floors

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2005
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	7th and 8th Floors
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Pneumatic System	Inspected
Instance	Throughout except Basement and 1st Floor Multipurpose Rooms, 7th and 8th Floors, and Room 602
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Various locations
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hybrid System	Does not Exist
Electric System	Inspected
Instance	3rd and 7th Floor Cafeterias, Basement and 1st Floor Multipurpose Rooms and Room 602
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Instance	Throughout except 7th and 8th Floors (Heat Timer)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not Exist
CONVEYING	Inspected

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Question	Response
CONVEYING	
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Inspected
Supply Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Room 820
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	6
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room (RPZ in Exit 1 Closet)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	RPZ Closet in Exit 1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Room across from Room B18 (Domestic Main)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room across from Room B18 (Sprinkler Main)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Basement Pump Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	495
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Room 820
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	RayPak
Equipment	N/A
Capacity/Size Quantity	334
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2005

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Gas Fired Domestic Water Heater	Inspected
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	5th Floor Boys Toilet Room
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boys Toilet Room 226, 6th Floor Girls Toilet Room

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Room 820
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE
Deficiency Location/Instance	1st Floor Multipurpose Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Corridor near Stair B/1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	AUXILIARY (VALVE, VENT): DEFECTIVE
Deficiency Location/Instance	Exit 1 Vestibule, Corridors near Stairs B/1, B/2, B/3, B/4, near Room 322, near 5th Floor Boys Toilet Room, 3rd Floor Boys Toilet Room, Boys Toilet Room 628
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not Exist
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Basement Cafeteria
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Basement Cafeteria

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Condensate Return Pumping System	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms 805, 806
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Terminal Unit Thermostatic Trap	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Inspected
Replacement Quantity	11,694
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Gordon-Piatt
Burner Model Number	F12-CO-50
Boiler Auxiliaries	
	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room / Boilers #1, #2 (defective valve)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (defective pump, 1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #1 (2), Boiler #3 (3 of 6)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7908-01
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net

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HEATING PLANT	
Boiler System	
Steam Boiler	
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7908-02
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7908-03
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	
	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DUAL FUEL (OIL/GAS) BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #2 (defective pressuretrol)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
	Inspected
Instance on Closet inside Room 703, Room inside Room 801	Inspected
Instance on Room 415B	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Room 415B	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Closet inside Room 703, Room inside Room 801	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Closet inside Room 703, Room inside Room 801
Deficiency Quantity	2

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
KITCHEN	
	Inspected
Instance on Basement	Inspected
Instance on 3rd Floor	Inspected
Instance on 7th Floor	Inspected
CO Detector	
	Inspected
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Not Required
Gas System	
	Inspected
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Does not Exist
Grease Trap	
	Inspected
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
	Inspected
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Does not Exist
Hood Exhaust Ductwork	
	Inspected
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Does not Exist
Hood Exhaust Fan	
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Does not Exist
Hood Fire Suppression System	
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Does not Exist
Hot Water Temperature Booster	
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	3rd Floor Kitchen (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Basement	Does not Exist
Kitchen Sink	
Instance on 7th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 101	Inspected

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Question	Response
MDF Room	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 101	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 204	Inspected
Alternative use	No
Instance on Room 401	Inspected
Alternative use	Yes
Instance on Room 416	Inspected
Alternative use	No
Instance on Room 607	Inspected
Alternative use	No
Instance on Room 617	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 617	Does not Exist
Instance on Room 607	Does not Exist
Instance on Room 416	Does not Exist
Instance on Room 401	Does not Exist
Instance on Room 204	Does not Exist
CO Detector	Inspected
Instance on Room 617	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 416
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Room 401	Not Required
Instance on Room 204	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected

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Question	Response
SCIENCE DEMO ROOM	Inspected
Emergency Shower	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Does not Exist
Instance on Room 401	Does not Exist
Instance on Room 204	Does not Exist
Eye Wash	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 607
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Room 416	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 401	Does not Exist
Instance on Room 204	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Does not Exist
Instance on Room 401	Does not Exist
Instance on Room 204	Does not Exist
Hood Exhaust Fan	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Does not Exist
Instance on Room 401	Does not Exist
Instance on Room 204	Does not Exist

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Question	Response
SCIENCE DEMO ROOM	
Fixed Laboratory Hood	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Does not Exist
Instance on Room 401	Does not Exist
Instance on Room 204	Does not Exist
Laboratory Sink	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 401	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 204	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Inspected
Instance on Room 617	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 607	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 416	Does not Exist
Instance on Room 401	Does not Exist
Instance on Room 204	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 817	Inspected
Alternative use	Yes
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 202, 404, 410, 509, 511, 819	Does not Exist
Instance on Room 817	Does not Exist
CO Detector	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 817	Not Required

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Question	Response
SCIENCE LAB	
Emergency Shower	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 817	Does not Exist
Eye Wash	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 817	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 817	Does not Exist
Hood Exhaust Fan	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 817	Does not Exist
Fixed Laboratory Hood	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 817	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 202, 404, 410, 509, 511, 819	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 202
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Room 817	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 202, 404, 410, 509, 511, 819	Does not Exist
Instance on Room 817	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 408	Inspected
Alternative use	No
Instance on Room 821	Inspected

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Question	Response
SCIENCE PREP ROOM	
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 821	Does not Exist
Instance on Room 408	Does not Exist
CO Detector	Inspected
Instance on Room 821	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 408	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 821	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 408	Does not Exist
Eye Wash	Inspected
Instance on Room 821	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 408	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 821	Does not Exist
Instance on Room 408	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 821	Does not Exist
Instance on Room 408	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 821	Does not Exist
Instance on Room 408	Does not Exist
Laboratory Sink	Inspected
Instance on Room 821	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 408	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 821	Does not Exist
Instance on Room 408	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Stair B/Basement, Nurse's Toilet Room 108A, Corridor adjacent to Room 112A, 1st Floor Principal's Toilet Room, 3rd Floor Kitchen Staff Toilet Room, 5th Floor Boys Toilet Room, Womens Toilet Room, Rooms 202, 208, 313, 403, 408, 415A, 415B, 509, 519, 607, 616, 617
Deficiency Quantity	33
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	
Does not Exist	
VENTILATION	
Is the building mechanically ventilated?	
	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	26-50
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded