Asset:	I.S. 45 - MANHA	11 1AN, 2331 131 AVENUE	, MANHATTAI	N, NY, 10035			
Inspectio	n Id Inspection Type				Time	In	Last Edited
	2318 MECHANICAL				2024-	01-09 08:30AN	1 2024-02-16 10:22A
sset Data							
Question	1			Answer			
Have any Systems/Major Building Components been upgraded?			Systems:	Drinking Four	ntains (~80%); I	Clinic 101; Fixtures - Enclosed IDF Room - oom 101K (DX Split	
				Years:	2018		
				Systems:	Wet Sprinkler Domestic Wat		ssembly; Electric
				Years:	2017		
				Systems: Years:	Room 246A, Ductwork; M	Weight Room 25 DF Room - Ded	urpose Room 246, Locker 55; Cooling Coil in icated A/C Equipment: n); Swimming Pool -
				Systems:	Fixtures - Toil	lets	
				Years:	2014		
Are there	e fuel tanks?			No			
Total # o	f water main service entries	to the asset		3			
MERs/Fa	an Rooms Locations			Sub-Basement MER; MERs B18, B21, B43, B49; 2nd Floor Roof - Penthouse MER			
	e any spaces with Missing or	r Defective CO Detectors?		Yes			
Location	` /			Science Lab 427			
	e any Painted/Obstructed Sp	orinkler Heads?		Yes Auditorium Stage Rooms 108 116 120 251 (pointed 20)			
	Location(s) Are there any Emergency Stop Switches with Missing Hammers?			Auditorium Stage, Rooms 108, 116, 139, 251 (painted, 20) No components			
	any Emergency Ston Switc						
		thes with Missing Hammers:		No compe	onents		
riority Co	ondition		Commont	•		D(-)	Disease
riority Co Exist		Condition	Component Affected	Location	Person(s) Notified	Person(s) Title	Photo Image
riority Co Exist Last Year?	ondition Priority		-	•	Person(s)		Photo Image
riority Co Exist Last Year? No condi	Priority Category tion recorded	Condition	-	Location	Person(s)		
Exist Last Year? No condi	Priority Category tion recorded	Condition	-	Location Description	Person(s) Notified		
ciority Co Exist east Year? No condi enspection Question	Priority Category tion recorded	Condition	-	Location	Person(s) Notified		
Exist Last Year? No condi	Priority Category tion recorded	Condition	-	Location Description Response	Person(s) Notified		
Ciority Co Exist Last Year? No condi Inspection Question Mechani	Priority Category tion recorded t ical ONDITIONING	Condition	-	Location Description Response	Person(s) Notified		
iority Co exist Ast Year? No condi- inspection Question Mechani AIR Co	Priority Category tion recorded t cal ONDITIONING ed Water System	Condition Description	Affected	Location Description Response Inspected Does not	Person(s) Notified		
Civity Co Exist Last Year? No condi Inspection Question Mechani AIR Condi	Priority Category tion recorded t Condition Conditio	Condition	Affected	Location Description Response Inspected Does not	Person(s) Notified exist		
riority Co Exist Last Year? No condi Inspection Question Mechani AIR C Chill Cond Cooli	Priority Category tion recorded t cal ONDITIONING ed Water System	Condition Description	Affected	Location Description Response Inspected Does not	Person(s) Notified exist		
Exist Last Year? No condi Exist No condi Exist No condi Exist ASPECTION AIR C Chill Cond Cooli	Priority Category tion recorded I I I I I I I I I I I I I I I I I I	Condition Description	Affected	Location Description Response Inspected Does not Does not Inspected 1- Good	Person(s) Notified exist		
No condinate of the con	Priority Category tion recorded t ical ONDITIONING ed Water System lenser Water Distribution: ing Coil in Ductwork indition Deficiency	Condition Description	Affected	Location Description Response Inspected Does not Does not Inspected 1- Good	Person(s) Notified exist exist encies recorded		
Cooli	Priority Category tion recorded I I I I I I I I I I I I I	Condition Description	Affected	Location Description Response Inspected Does not Does not Inspected 1- Good No deficie	Person(s) Notified exist exist encies recorded exist		
Cooling DX S	Priority Category tion recorded I Condition ONDITIONING ed Water System lenser Water Distribution: ing Coil in Ductwork indition Deficiency ing Tower	Condition Description	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not	Person(s) Notified exist exist encies recorded exist		
No condinate of the con	Priority Category tion recorded I Condition ONDITIONING ed Water System lenser Water Distribution: ing Coil in Ductwork indition Deficiency ing Tower split System	Condition Description	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not Inspected	Person(s) Notified exist exist encies recorded exist		
No condinate of the con	Priority Category tion recorded I I I I I I I I I I I I I	Condition Description	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not Inspected Inspected Inspected Inspected Inspected	Person(s) Notified exist exist encies recorded exist	Title	
No condinate of the con	Priority Category tion recorded I I I I I I I I I I I I I I I I I I	Condition Description Piping, Pumps and Auxiliario	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not Inspected Inspected Inspected UP TO 5	Person(s) Notified exist exist encies recorded exist	Title	
No condinate of the con	Priority Category tion recorded I I I I I I I I I I I I I	Condition Description Piping, Pumps and Auxiliario	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not Inspected Inspected Locker Re	Person(s) Notified exist exist encies recorded exist	Title	
No condinate of the con	Priority Category tion recorded t n ical ONDITIONING ed Water System lenser Water Distribution: ing Coil in Ductwork indition Deficiency ing Tower split System loor Unit condition Deficiency Deficiency Quantity Quantity Uom	Condition Description Piping, Pumps and Auxiliario	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not Inspected Inspected Inspected 1- Good UP TO 5	Person(s) Notified exist exist encies recorded exist	Title	
No condinate of the con	Priority Category tion recorded I Condition ONDITIONING ed Water System Idenser Water Distribution: In Coil in Ductwork Indition Deficiency Ing Tower Isplit System Idenser Water Distribution: Ing Coil in Ductwork Indition Deficiency Ing Tower Isplit System Idenser Water Distribution: Ing Coil in Ductwork Indition Deficiency Ing Tower Isplit System Idenser Water Distribution: Indition Inditi	Condition Description Piping, Pumps and Auxiliario	Affected	Location Description Response Inspected Does not of the control	Person(s) Notified exist exist encies recorded exist FONS:DEFECT pom 246A	Title	
No condinate of the con	Priority Category tion recorded I I I I I I I I I I I I I	Condition Description Piping, Pumps and Auxiliario	Affected	Location Description Response Inspected Does not of the control	Person(s) Notified exist exist encies recorded exist FONS:DEFECT from 246A	Title	
riority Co Exist Last Year? No condi Inspection Question Mechani AIR C Chill Cond Cooli Cool DX S Ind	Priority Category tion recorded I Condition ONDITIONING ed Water System Idenser Water Distribution: In Coil in Ductwork Indition Deficiency Ing Tower Isplit System Idenser Water Distribution: Ing Coil in Ductwork Indition Deficiency Ing Tower Isplit System Idenser Water Distribution: Ing Coil in Ductwork Indition Deficiency Ing Tower Isplit System Idenser Water Distribution: Indition Inditi	Condition Description Piping, Pumps and Auxiliario	Affected	Location Description Response Inspected Does not Inspected 1- Good No deficie Does not Inspected 1- Good UP TO 5 C Locker Re 1 EACH REPAIR PRIORIT LEVEL 2	Person(s) Notified exist exist encies recorded exist FONS:DEFECT from 246A	Title	

Mechanical Inspection	M045

nanicai inspection	141043
Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
	EACH
Instance Quantity Uom	
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Room within Room B7, MER B49
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room within Room B7, MER B49
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair

Mechanical Inspection		W1U45
Operation	Decmanda	

uestion	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Water Heat Exchanger	
Deficiency	DEFECTIVE AUXILIARIES(RELIEF VALVE, GAUGE, TEMPERATURE REGULATOR, ETC)
Deficiency Location/Instance	MER B49
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
	Laars
Manufacturer	Laars 46918-4
EquipmentId	600
Capacity/Size Quantity	
Capacity/Size UOM Capacity/Size 2 Quantity	MBH Input 0
Capacity/Size 2 Quantity Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Inspector Estimate
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Oil Fired Domestic Water Heater	Does not exist
	Does not exist
Heat Pump Domestic Water Heater	
Domestic Water Distribution Piping	Inspected 3- Fair
Condition	
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	MER B49
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	VENT PIPING:CLOGGED
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Building Condition Assessment Survey 2023-2024

duestion	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Deficiency Location/Instance	2nd Floor Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (2 of 4)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
	Inspected
Staff And Other	Inspected
Janitor Sink	•
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	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Gymnasium
	2
Deficiency Quantity	
	EACH
Deficiency Quantity	
Deficiency Quantity Quantity Uom	EACH

Mechanical Inspection	M045
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estion	Response
IXTURES	
Student	
Drinking Fountain	
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Girl's Toilet Room 430
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Inspected
Instance on Inside Room 246	Inaccessible
Instance on Inside Room 255	Inaccessible
Instance on Basement - Boys	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
Instance on Basement - Girls	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Inspected
Condition Combo Cint	3- Fair
Deficiency	No deficiencies recorded
	Inspected
Toilet Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
AS FIRED FURNACE	Does not exist
AS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room (CO Leak Detection)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Basement - Boiler Room, Gas Meter Room (Gas Leak Detection)

Building Condition Assessment Survey 2023-2024

estion	Response
SAS SERVICE	
CO/Gas Leak Detection	
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
EATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
	Does not exist
Hydronic Heating	Inspected
Radiator/Convector/Fin Tube Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Rooms 253, 255
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARY (VALVE, VENT): DEFECTIVE
Deficiency Location/Instance	Corridors, Stairs
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room, MERs
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER B43 @ Cafeteria Blower, 2nd Floor Roof - Penthouse MER
D.C.: C	@ South Gymnasium Blower
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B49, 2nd Floor Roof - Penthouse MER

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estion	Response	
IEATING		
Steam Heating		
MER Steam and Condensate Piping		
Quantity Uom	L.F.	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Steam Condensate Return Piping	Inspected	
Condition	3- Fair	
Deficiency	DEFECTIVE/LEAKS	
Deficiency Location/Instance	Sub-Basement, Room 253	
Deficiency Quantity	20	
Quantity Uom	L.F.	
Potential Action	REPLACE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Steam Condensate Return Pumping System	Inspected	
Condition	3- Fair	
Deficiency	DEFECTIVE TANK	
Deficiency Location/Instance	Sub-Basement MER (1 of 3)	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	REPAIR	
	PRIORITY 3	
Urgency of Action Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Steam Piping Condition	Inspected	
	3- Fair	
Deficiency	DEFECTIVE/LEAKS	
Deficiency Location/Instance	Basement Girls Locker Room - Crawlspace	
Deficiency Quantity	10	
Quantity Uom	L.F.	
Potential Action	REPLACE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Terminal Unit Thermostatic Trap	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	
Steam supplied by External Sources	Does not exist	
Unit Heater/Cabinet Heater	Inspected	
Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
EATING PLANT	Inspected	
Instance on Basement	Inspected	
Is there a water meter on the boiler make-up water piping?	Yes	
Observed Operational?	Yes	
Burner Manufacturer	Gordon-Piatt	
Burner Model	N/A	
Burner Type	Gas	
Heating Plant Oil Number	N/A	
Boiler Auxiliaries		
Instance on Basement	Inspected	

Mechanical Inspection	M1045
Question	Response

tion	Response
ATING PLANT	
piler Auxiliaries	
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room @ Boiler #2, #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action Violations	LEVEL 2 No violations recorded
	ivo violations recorded
Boiler Emergency Stop Switch Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
	No deficiencies recorded
Deficiency Really Foodwater System	ivo deficiencies recorded
Boiler Feedwater System	Turnostad
Instance on Basement	Inspected 2- Between Good and Fair
Instance Condition	
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic) Instance on Basement	Inspected
	2- Between Good and Fair
Instance Condition	
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	BOILER DAMPER IN BREECHING:DEFECTIVE
Deficiency Location/Instance Deficiency Quantity	Boiler Room @ Boiler 1, #2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Make-up Water Backflow Preventer	1.0 (1.0
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	1 to deficiences recorded
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	100 deficiences recorded
Instance on Basement	Inspected
Instance on Basement Instance Condition	3- Fair
	No deficiencies recorded
Deficiency piler System	ivo deficiencies recorded
Instance on Basement	Inspected
Coal-fired Boiler	
Coal-fired Boiler Instance on Basement	Does not exist

uestion	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	6,014
	MBH NET
Instance Quantity Uom	
Cast Iron Boiler?	No Burnham
Manufacturer	46918-1
EquipmentId Capacity/Size Quantity	7746
Capacity/Size Quantity Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Inspector Estimate
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF
zonowa	WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH NET
	No
Cast Iron Boiler? Manufacturer	Burnham
EquipmentId	46918-2
Capacity/Size Quantity	7746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Inspector Estimate
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
Violations	No violations recorded
	Boiler Room

Building Condition Assessment Survey 2023-2024

Mechanical Inspection M045
Question Response

stion	Response
EATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity	6,014
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	46918-3
Capacity/Size Quantity	7746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Inspector Estimate
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF,
201101010	WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
	110 Violations recorded
Fuel System Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	пърсесс
Instance on Basement	Inspected
Instance Condition	3- Fair
	Automatic
Type	
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GAS BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BURNER CONTROL PANEL:DEFECTIVE OPACITY SENSOR
Deficiency Location/Instance	Boiler Room @ Boiler #1, #2, #3
Deficiency Quantity	
Deficiency Qualitity	3

Question	Response	
HEATING PLANT	•	
Fuel System		
Burner/Burner Control Panel		
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Fuel Oil Storage/Supply System		
Instance on Basement	Does not exist	
Gas Trains And Vent At The Boiler		
Instance on Basement	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Enclosed IDF Room	Inspected	
Instance on Room 101K	Inspected	
Instance on Room 143C	Inspected	
Dedicated A/C Equipment		
Instance on Room 101K	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Instance on Room 143C	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
KITCHEN	Inspected	
Instance on Basement	Inspected	

	Instance on Basement	Inspected
	Instance Condition	2- Between Good and Fair
	Deficiency	No deficiencies recorded
Enclosed	l IDF Room	Inspected
	Instance on Room 101K	Inspected
	Instance on Room 143C	Inspected
Dedica	ted A/C Equipment	
	Instance on Room 101K	Inspected
	Instance Condition	2- Between Good and Fair
	Deficiency	No deficiencies recorded
	Instance on Room 143C	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
KITCHI	EN	Inspected
	Instance on Basement	Inspected
CO De		<u>F</u>
0020	Instance on Basement	Inspected
	Instance Condition	1- Good
	Deficiency	No deficiencies recorded
Gas Sy		
	Instance on Basement	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Grease	<u> </u>	
	Instance on Basement	Inspected
	Instance Condition	4- Between Fair and Poor
	Deficiency	DEFECTIVE/CLOGGED
	Deficiency Location/Instance	Kitchen (1 of 2)
	Deficiency Quantity	1
	Quantity Uom	EACH
	Potential Action	MAINTENANCE
	Urgency of Action	PRIORITY 3
	Purpose of Action	LEVEL 2
	Violations	No violations recorded
Hood		
	Instance on Basement	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood I	Exhaust Ductwork	
	Instance on Basement	Inspected
	Instance Condition	3- Fair
	Deficiency	No deficiencies recorded
Hood I	Exhaust Fan	

Mechanicai Inspection	141045

estion	Response	
KITCHEN		
Hood Exhaust Fan		
Instance on Basement	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hood Fire Suppression System		
Instance on Basement	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hot Water Temperature Booster		
Instance on Basement	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Kitchen Sink		
Instance on Basement	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
MDF Room	Inspected	
Instance on Room 318	Inspected	
Instance on Room 104C	Inspected	
Dedicated A/C Equipment	nispected	
Instance on Room 318	Inspected	
Instance Condition	4- Between Fair and Poor	
Deficiency	DEFECTIVE	
Deficiency Location/Instance	Room 318	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Instance on Room 104C	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
SCIENCE DEMO ROOM	Inspected	
Instance on Room 147/149	Inspected	
Alternative Use	•	
	No	
Acid Waste Neutralizing Tank Instance on Room 147/149	Does not exist	
CO Detector	Does not exist	
Instance on Room 147/149	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
	No deficiencies recorded	
Emergency Shower Instance on Room 147/149	Lacanostod	
	Inspected 3- Fair	
Instance Condition		
Deficiency The No. 1	No deficiencies recorded	
Eye Wash	Y 1	
Instance on Room 147/149	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Ductwork		
Instance on Room 147/149	Does not exist	

hanical Inspection		M04
Question	Response	
SCIENCE DEMO ROOM		
Hood Exhaust Fan		
Instance on Room 147/149	Does not exist	
Fixed Laboratory Hood		
Instance on Room 147/149	Does not exist	
Laboratory Sink		
Instance on Room 147/149	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Make-up Air Unit		
Instance on Room 147/149	Does not exist	
SCIENCE LAB	Inspected	
Instance on Room 427	Inspected	
Alternative Use	No	
Instance on Room 249	Inspected	
Alternative Use	Yes	
Acid Waste Neutralizing Tank		
Instance on Room 427	Does not exist	
Instance on Room 249	Does not exist	
CO Detector		
Instance on Room 427	Inspected	
Instance Condition	5- Poor	
Deficiency	DEFECTIVE/MISSING	
Deficiency Location/Instance	Room 427	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 5	
Purpose of Action	LEVEL 6	
Violations	No violations recorded	
Instance on Room 249	Not required	
Emergency Shower		
Instance on Room 427	Does not exist	
Instance on Room 249	Inspected	

CO Detector		
Instance on Room 427	Inspected	
Instance Condition	5- Poor	
Deficiency	DEFECTIVE/MISSING	
Deficiency Location/Instance	Room 427	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 5	
Purpose of Action	LEVEL 6	
Violations	No violations recorded	
Instance on Room 249	Not required	
Emergency Shower		
Instance on Room 427	Does not exist	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Eye Wash		
Instance on Room 427	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Ductwork		
Instance on Room 427	Does not exist	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Fan		
Instance on Room 427	Does not exist	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Fixed Laboratory Hood		
rtners Version 2.0 (P)	Page 13 of 16	Print Date: 8/8/2024

Mechanical Inspection	M	M045	
Question	Domano		

nunicui Inspection		171043
Question	Response	
SCIENCE LAB		
Fixed Laboratory Hood		
Instance on Room 427	Does not exist	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Laboratory Sink		
Instance on Room 427	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Make-up Air Unit		
Instance on Room 427	Does not exist	
Instance on Room 249	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
SCIENCE PREP ROOM	Inspected	
Instance on Room 147/149A	Inspected	
Alternative Use	No	
	NO	
Acid Waste Neutralizing Tank Instance on Room 147/149A	Does not exist	
CO Detector	Does not exist	
Instance on Room 147/149A	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Emergency Shower	No deficiencies recorded	
Instance on Room 147/149A	Does not exist	
Eye Wash	Does not exist	
Instance on Room 147/149A	Does not exist	
Hood Exhaust Ductwork	2000 1000 01100	
Instance on Room 147/149A	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Fan		
Instance on Room 147/149A	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Fixed Laboratory Hood	Two deficiences recorded	
Instance on Room 147/149A	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Laboratory Sink	TVO deficiencies recorded	
Instance on Room 147/149A	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
<u></u>	No deficiencies recorded	
Make-up Air Unit Instance on Room 147/149A	Does not exist	
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected Does not exist	
Dry Sprinkler Alarm Valve Assembly Wet Sprinkler Alarm Valve Assembly		
Wet Sprinkler Alarm Valve Assembly Condition	Inspected 1- Good	
	No deficiencies recorded	
Deficiency	ino deficiencies recorded	

Building Condition Assessment Survey 2023-2024

uestion	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Auditorium Stage, Rooms 108, 116, 139, 251 (painted, 20)
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
WIMMING POOL	Inspected
Instance on Basement	Inspected
Filter	
Replacement Quantity	1 EACH
Replacement Uom	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance Deficiency Quantity	Sub-Basement MER (1 of 2)
	1 FACH
Quantity Uom	EACH NO ACTION
Potential Action	NO ACTION PRIORITY 1
Urgency of Action Purpose of Action	LEVEL 1
Violations	No violations recorded
Heater Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
	No deficiencies recorded
Piping Instance on Basement	Inspected
Instance Condition	3- Fair
	No deficiencies recorded
Deficiency	ivo deficiencies recorded
Pump Instance on Basement	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED Sub-Decorrect MED
Deficiency Location/Instance Deficiency Quantity	Sub-Basement MER 2
	2 EACH
Quantity Uom Potential Action	EACH REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

Building Condition Assessment Survey 2023-2024

nestion	Response
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER B21 / EF#31, 2nd Floor Roof - Penthouse MER / EF#16
	(bearing)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Room 255
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER B49 / Blower #10 (belt)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Ventilator	Does not exist