

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Mechanical Inspection

M895

Asset: YOUNG WOMEN'S LEADERSHIP HS - MANHATTAN, 105 EAST 106 STREET, MANHATTAN, NY, 10029

Inspection Id	Inspection Type	Time In	Last Edited
1014	MECHANICAL	2023-11-15 07:07AM	2023-12-19 09:03AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Student Fixtures - Urinals, Drinking Fountains (~80%); Science Lab 703 - Emergency Shower, Eye Wash (1 of 2) Years: 2023 Systems: Elevator refurbished Years: 2020 Systems: Electric Domestic Water Heater (1 of 3) on 7th Floor; Exhaust Fans Years: 2018 Systems: Electric Domestic Water Heater (1 of 3) on 11th Floor Years: 2017 Systems: Electric Domestic Water Heater (1 of 3) in Toilet Room next to Telephone Closet Room 912 Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MERs 706, 711, 805, 807, 903A, 906A, 915, 1004A, 1017
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image	
		No condition recorded						

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	3- Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Luxaire
EquipmentId	N/A
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Installation Year	1996
Source of Installation Year	Documented
Source of Heating	Electric
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof, MERs and other locations
Deficiency Quantity	150
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	3- Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
COMPACTOR	
CONVEYING	
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
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	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
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	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	
	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Does not exist
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
	Does not exist

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Question	Response
Enclosed IDF Room	Inspected
Instance on Room 810	Inspected
Dedicated A/C Equipment	
Instance on Room 810	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 810
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on 11th Floor	Inspected
CO Detector	
Instance on 11th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 11th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 11th Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
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 11th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 11th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 11th Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 11th Floor	Does not exist
Hot Water Temperature Booster	
Instance on 11th Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Kitchen Sink	
Instance on 11th Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
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
MDF Room	Inspected
Instance on Room 115	Inspected
Dedicated A/C Equipment	
Instance on Room 115	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 1005	Inaccessible
Instance on Room 703	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 703	Does not exist
CO Detector	
Instance on Room 703	Not required
Emergency Shower	
Instance on Room 703	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 703	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 703	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 703	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 703	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 703	Inspected

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SCIENCE LAB	
Laboratory Sink	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 703	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 702	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 702	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 702	Not required
Emergency Shower	
Instance on Room 702	Does not exist
Eye Wash	
Instance on Room 702	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 702	Does not exist
Hood Exhaust Fan	
Instance on Room 702	Does not exist
Fixed Laboratory Hood	
Instance on Room 702	Does not exist
Laboratory Sink	
Instance on Room 702	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 702	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	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	Does not exist

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VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist