

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Electrical Inspection

Q049

Asset: P.S. 49 ADDITION - QUEENS, 63-60 80TH STREET, New York, 11379

Inspection Id	Inspection Type	Time In	Last Edited
EE : Q049	Electrical	2023-11-20 8:04 AM	2024-06-17 9:47 AM

Asset Data

Question	Answer
Type of Service	Below Ground
Does Interactive Whiteboard (IWB) Exist?	Yes
Water Penetration in Electrical Room?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Fire Alarm System (CO Detector)
	Years: 2023
	Systems: LAN
	Years: 2022
	Systems: Gymnasium (Scoreboard)
	Years: 2021
	Systems: Gymnasium (Theater Lighting System), Fire Alarm System
	Years: 2019
	Systems: Motor Controller (Variable Frequency Drive), Computer Lab, Cafeteria (Lighting), LED Lighting
	Years: 2017
	Systems: Emergency Generator Set
	Years: 2009, 2019
	Systems: Interior Fluorescent Lighting, Service Switch, Switchboard
	Years: 2009, 2017
	Systems: Most Fused Disconnect Switch Type Panel Board, All Other Electrical Systems and Components
	Years: 2009
	Systems: Most Molded Case Circuit Breaker Type Panel Board
	Years: 2000, 2009, 2017
	Systems: Security Lights
	Years: 1999, 2009, 2017

DEDICATED INTERCOMS IN FIRE RESCUE AREAS

Question	Response
Are there any Life Rescue Assistance Areas, Fire Rescue Areas, and/or Holding Rooms in your building?	Yes
Are dedicated intercoms available in all of these spaces for use during a fire?	Yes
Are all dedicated intercoms operational?	Yes

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Water Leaks onto Electrical Equipment	N/A	Lighting Fixture	1st Floor Corridor Stair C/D	Florian Gildau	Custodian	Sent to DSF	
Yes	Lightning Protection - Lightning Air Terminal (Rod) Defective	N/A	LIGHTNING PROTECTION	Roof (Above RTU-1, Above TEF-5), Roof Perimeter	Florian Gildau	Custodian	Sent to DSF	
Yes	Emergency Generator - Not Operational	N/A	EMERGENCY GENERATOR SET Diesel	Generator Room 002	Florian Gildau	Custodian	Sent to DSF	

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Question	Response
Electrical	
AUDITORIUM	Does not Exist
CAFETERIA	Inspected
Instance on 1st Floor	Inspected
Lighting	Inspected
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Surface Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Recessed Mounted	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Inspected
Pendant Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Surface Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Recessed Mounted	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Local Sound System	Inspected
Instance on 1st Floor	Inspected
Installation Year	2009
Source of Installation	Documented
Condition	3 - Fair
Deficiency	No deficiencies recorded
Projection System	Does not Exist
Instance on 1st Floor	Does not Exist
Theater Lighting System	Does not Exist
Instance on 1st Floor	Does not Exist
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	Inspected
Lighting	Inspected
Does a Chandelier exist?	No
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Inspected
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	3
Quantity Uom	EACH

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Question	Response
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
Lighting	
Lighting Fixture - Fluorescent	
Pendant Mounted	
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Surface Mounted	
Condition	Inspected
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Recessed Mounted	
Condition	Inspected
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Lighting Fixture - HID	
	Does not Exist
Lighting Fixture - Incandescent	
	Does not Exist
Lighting Fixture - LED	
	Inspected
Pendant Mounted	
	Does not Exist
Surface Mounted	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COMPUTER LAB	
	Inspected
Instance on Room 272	Inspected
Power Panel	Yes
Lighting	
	Inspected
Instance on Room 272	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 272	Inspected
Pendant Mounted	
Instance on Room 272	Inspected
Condition	2 - Between Good and Fair

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Question	Response
COMPUTER LAB	
Lighting	
Lighting Fixture - Fluorescent	
Pendant Mounted	Inspected
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Instance on Room 272	Does not Exist
Recessed Mounted	Does not Exist
Instance on Room 272	Does not Exist
Lighting Fixture - HID	
Instance on Room 272	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 272	Does not Exist
Lighting Fixture - LED	
Instance on Room 272	Does not Exist
Raceway With Receptacles	Inspected
Instance on Room 272	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GYMNASIUM	Inspected
Instance on 2nd Floor	Inspected
Lighting	Inspected
Instance on 2nd Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 2nd Floor	Inspected
Pendant Mounted	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Surface Mounted	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	
Instance on 2nd Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 2nd Floor	Does not Exist
Lighting Fixture - LED	
Instance on 2nd Floor	Does not Exist
Local Sound System	Inspected
Instance on 2nd Floor	Inspected
Installation Year	2009
Source of Installation	Documented
Condition	3 - Fair
Deficiency	No deficiencies recorded
Projection System	Inspected

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Question	Response
GYMNASIUM	
Projection System	
Is the projector on a cart or installed on the ceiling?	Ceiling
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Scoreboard	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Theater Lighting System	
Instance on 2nd Floor	Inspected
Dimming System	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Theater Lighting	
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
Lighting	
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not Exist
Surface Mounted	
Instance on 1st Floor	Does not Exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Does not Exist
LIBRARY	
Instance on Room 157	Inspected
Lighting	
Instance on Room 157	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 157	Inspected
Pendant Mounted	
Instance on Room 157	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
LIBRARY	
Lighting	
Lighting Fixture - Fluorescent	
Surface Mounted	Does not Exist
Instance on Room 157	Does not Exist
Recessed Mounted	Inspected
Instance on Room 157	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	
Instance on Room 157	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 157	Does not Exist
Lighting Fixture - LED	
Instance on Room 157	Does not Exist
Raceway With Receptacles	Inspected
Instance on Room 157	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Projection System	Does not Exist
Instance on Room 157	Does not Exist
LOCKER ROOM	Does not Exist
MULTIPURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 354	Inspected
Power Panel Alternative use	Yes No
Instance on Room 257	Inspected
Power Panel Alternative use	Yes No
Lighting	Inspected
Instance on Room 257	Inspected
Instance on Room 354	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 257	Inspected
Instance on Room 354	Inspected
Pendant Mounted	Inspected
Instance on Room 257	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
SCIENCE LAB	
Lighting	
Lighting Fixture - Fluorescent	
Pendant Mounted	Inspected
Violations	No violations recorded.
Surface Mounted	
Instance on Room 257	Does not Exist
Instance on Room 354	Does not Exist
Recessed Mounted	
Instance on Room 257	Does not Exist
Instance on Room 354	Does not Exist
Lighting Fixture - HID	
Instance on Room 257	Does not Exist
Instance on Room 354	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 257	Does not Exist
Instance on Room 354	Does not Exist
Lighting Fixture - LED	
Instance on Room 257	Does not Exist
Instance on Room 354	Does not Exist
Emergency Gas Shut-Off Valve	
Instance on Room 257	Does not Exist
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shut-Off Power	
Instance on Room 257	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Power Supply	
Instance on Room 257	Does not Exist
Instance on Room 354	Does not Exist
Projection System	
Instance on Room 257	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 354	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
Instance on Room 356	Inspected
Power Panel Alternative use	No No
Instance on Room 257A	Inspected
Power Panel Alternative use	No Yes
Lighting	Inspected

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Question	Response
SCIENCE PREP ROOM	
Lighting	
Instance on Room 257A	Inspected
Instance on Room 356	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 257A	Inspected
Instance on Room 356	Inspected
Pendant Mounted	
Instance on Room 257A	Does not Exist
Instance on Room 356	Does not Exist
Surface Mounted	
Instance on Room 257A	Does not Exist
Instance on Room 356	Does not Exist
Recessed Mounted	
Instance on Room 257A	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 257A	Inspected
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	
Instance on Room 257A	Does not Exist
Instance on Room 356	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 257A	Does not Exist
Instance on Room 356	Does not Exist
Lighting Fixture - LED	
Instance on Room 257A	Does not Exist
Instance on Room 356	Does not Exist
Emergency Gas Shut-Off Valve	
Instance on Room 257A	Does not Exist
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shut-Off Power	
Instance on Room 257A	Does not Exist
Instance on Room 356	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Power Supply	
Instance on Room 257A	Does not Exist
Instance on Room 356	Does not Exist
SWIMMING POOL	
TOILET ROOM - STAFF	
Lighting	
Lighting Fixture - Fluorescent	
Pendant Mounted	
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
TOILET ROOM - STAFF	
Lighting	
Lighting Fixture - Fluorescent	
Surface Mounted	Does not Exist
Recessed Mounted	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Does not Exist
TOILET ROOM - STUDENT	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Recessed Mounted	Inspected
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Does not Exist
AUXILIARY SIGNAL/BELL SYSTEM	Inspected
Replacement Quantity	111,000
Replacement Uom	S.F.
Condition	3 - Fair
Deficiency	No deficiencies recorded
EMERGENCY DC STANDBY BATTERY POWER	Does not Exist
EMERGENCY GENERATOR SET	Inspected
Automatic Transfer Switch (ATS)	Inspected
Instance	Mechanical Room C014
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eaton
Equipment	Fire Pump Automatic Transfer Switch
Capacity/Size Quantity	75
Capacity/Size UOM	HP
Source of Capacity/Size	Nameplate
Installation Year	2019
Source of Installation	Custodial Staff

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Question	Response
EMERGENCY GENERATOR SET	
Automatic Transfer Switch (ATS)	
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Firetrol
Equipment	Fire Pump Power Transfer Switch
Capacity/Size Quantity	20
Capacity/Size UOM	HP
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Basement - Room C004
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	GE Zenith Controls
Equipment	Fire Alarm Automatic Transfer Switch
Capacity/Size Quantity	40
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Basement - Room C004
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	GE Zenith Controls
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	ATS Room 003
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	GE Zenith Controls
Equipment	Fire Alarm Automatic Transfer Switch
Capacity/Size Quantity	80
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2019

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Question	Response
EMERGENCY GENERATOR SET	
Automatic Transfer Switch (ATS)	
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	ATS Room 003
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	GE Zenith Controls
Equipment	Fire Alarm Transfer Switch
Capacity/Size Quantity	40
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	ATS Room 003
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	GE Zenith Controls
Equipment	ATS#1
Capacity/Size Quantity	800
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Battery Charger	Inspected
Instance	Basement - Room C012
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	SENS
Equipment	Battery Charger
Capacity/Size Quantity	10
Capacity/Size UOM	AmpsDC
Capacity/Size2 Quantity	24
Capacity/Size2 UOM	VDC
Source of Capacity/Size	Nameplate
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Generator Room 002
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Charles Industries
Equipment	Battery Charger

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Question	Response
EMERGENCY GENERATOR SET	
Battery Charger	
Capacity/Size Quantity	10
Capacity/Size UOM	AmpsDC
Capacity/Size2 Quantity	24
Capacity/Size2 UOM	VDC
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Emergency Distribution Board	Inspected
Number of Spares	7
Fused Disconnect Switch Type	Inspected
Instance	ATS Room 003
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	N/A
Capacity/Size Quantity	800
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	1
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Basement - Room C004
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Siemens
Equipment	EMDB
Capacity/Size Quantity	400
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	1
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Molded Case Circuit Breaker Type	Does not Exist
Diesel	Inspected
Instance	Basement - Room C012
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	MTU onsite energy
Equipment	Emergency Generator

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EMERGENCY GENERATOR SET	
Diesel	
Capacity/Size Quantity	156
Capacity/Size UOM	KVA
Capacity/Size2 Quantity	125
Capacity/Size2 UOM	KW
Capacity/Size3Quantity	433
Capacity/Size3 UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Generator Room 002
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Rudox Engine & Equipment Co
Equipment	Emergency Generator
Capacity/Size Quantity	375
Capacity/Size UOM	KVA
Capacity/Size2 Quantity	250
Capacity/Size2 UOM	KW
Capacity/Size3Quantity	1,041
Capacity/Size3 UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	GENERATOR NOT OPERATIONAL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Natural Gas	Does not Exist
EMERGENCY LIGHT/EXIT LIGHT PANEL	Does not Exist
EMERGENCY LIGHTING	Inspected
Battery Pack	Inspected
Condition	3 - Fair
Deficiency	BATTERY NOT OPERATIONAL
Deficiency Location/Instance	1st Floor Corridor by Exit 5
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE BATTERY
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
EMERGENCY LIGHTING	Inspected
Battery Pack	Inspected
Violations	No violations recorded.
Non Battery Pack	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EXIT LIGHT	Inspected
Battery Pack	Inspected
Condition	3 - Fair
Deficiency	BATTERY NOT OPERATIONAL
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE BATTERY
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Non Battery Pack	Does not Exist
EXIT/EMERGENCY LIGHT	Does not Exist
FIRE ALARM SYSTEM	Inspected
Replacement Quantity	111,000
Replacement Uom	S.F.
Bell/Horn	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Strobe	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Manual Pull Station	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fan Shutdown Control	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Duct Smoke Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Area Smoke Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CO Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Heat Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Elevator Recall	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
FIRE ALARM SYSTEM	
Magnetic Door Holder/Contactor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fused Cutout Panel	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fire Alarm Digital Communicator	Inspected
Instance	Telecom Room 358
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Silent Knight
Equipment	Central Station Fire Alarm
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Main Panel	Inspected
Bell At Panel	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Main Entrance Lobby
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Edwards System Technology
Equipment	Fire Alarm Control Panel
Model	EST 3
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Standard)	Does not Exist
Sub-Panel	Does not Exist
Remote Annunciator	Inspected
Display Monitor	Does not Exist
Panel	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Printer	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Punch Register	Does not Exist
Sprinkler Flow/Air Pressure Switch	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Tamper Flow Switch/Chain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GROUNDING SYSTEM	Inspected

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Question	Response
GROUNDING SYSTEM	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
INTERCOM SYSTEM	Inspected
Elevator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Holding Area	Does not Exist
LAN	Inspected
Local Distribution Frame (I/LDF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Main Equipment Rack (MDF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIGHTNING PROTECTION	Inspected
Condition	3 - Fair
Deficiency	LIGHTNING AIR TERMINAL (ROD) DEFECTIVE
Deficiency Location/Instance	Roof (Above RTU-1, Above TEF-5), Roof Perimeter
Deficiency Quantity	6
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.
MOTOR CONTROLLER	Inspected
Motor Control Center	Does not Exist
Motor Starter/Contactor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Variable Frequency Drive	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PANEL BOARD	Inspected
Fused Disconnect Switch Type	Inspected
Condition	2 - Between Good and Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fused Knife Switch Type	Does not Exist
Fused Toggle Switch Type	Does not Exist
Molded Case Circuit Breaker Type	Inspected

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Question	Response
PANEL BOARD	
Molded Case Circuit Breaker Type	
Condition	2 - Between Good and Fair
Deficiency	PANEL BOARD COVER IS MISSING
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PANEL BOARD COVER IS MISSING
Deficiency Location/Instance	Room 272
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	PANEL BOARD BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room, 2nd Floor Corridor by Room 220A, 3rd Floor Corridor by Room 318
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
PUBLIC ADDRESS SYSTEM	Inspected
Replacement Quantity	111,000
Replacement Uom	S.F.
Instance	Telecom Room 358
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Bogen Multicom - 2000
Installation Year	2009
Source of Installation	Documented
Deficiency	SPEAKER NOT OPERATIONAL
Deficiency Location/Instance	Room 372
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
PUBLIC ADDRESS SYSTEM	Inspected
Violations	No violations recorded.
SECURITY	Inspected
IPDVS/CCTV System	Inspected
Replacement Quantity	111,000
Replacement Uom	S.F.
Installation Year	2009
Source of Installation	Documented
Condition	3 - Fair
Deficiency	No deficiencies recorded
Intrusion Alarm System	Inspected
Replacement Quantity	111,000
Replacement Uom	S.F.
Central Control Panel	Inspected
Instance	Custodian's Office
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Vista-128BP
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Infrared Sensor	Inspected
Condition	3 - Fair
Deficiency	SENSOR NOT OPERATIONAL
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Panic Switch	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Remote Annunciator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Siren/Strobe	Inspected
Condition	3 - Fair
Deficiency	SIREN/STROBE NOT ACTIVE
Deficiency Location/Instance	Exterior Wall by Main Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded

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Question	Response
SECURITY	Inspected
Intrusion Alarm System	Inspected
Siren/Strobe	
Violations	No violations recorded.
Lighting - Security	Inspected
Replacement Uom	EACH
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE PHOTOCELL NOT OPERATIONAL
Deficiency Location/Instance	Exterior Walls facing Penelope Avenue
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Location/Instance	Exterior Walls facing (Penelope Avenue, 80th Street)
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
SERVICE SWITCH	Inspected
Instance	Electrical Closet 001
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	Main Service Switch
Capacity/Size Quantity	4,000
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Closet 001
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	Fire Pump Disconnect Switch
Capacity/Size Quantity	400
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented

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Question	Response
SERVICE SWITCH	
Deficiency	No deficiencies recorded
Instance	Electrical Room C006
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Siemens
Equipment	Service Disconnect
Capacity/Size Quantity	1,200
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room C006
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Siemens
Equipment	Fire Pump Disconnect
Capacity/Size Quantity	1,600
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
SWITCHBOARD	Inspected
Number of Spares	10
Fused Disconnect Switch Type	Inspected
Instance	Electrical Room 001
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	N/A
Capacity/Size Quantity	4,000
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	2
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room C006
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Siemens
Equipment	MDB

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Question	Response
SWITCHBOARD	
Fused Disconnect Switch Type	
Capacity/Size Quantity	1,000
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	2
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse - Room R03
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Siemens
Equipment	RDB
Capacity/Size Quantity	1,200
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	1
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fused Knife Switch Type	Does not Exist
Molded Case Circuit Breaker Type	Does not Exist
TELEPHONE SYSTEM	Inspected
PBX/Intercom	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standard	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
TRANSFORMER	Does not Exist