

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q137

Asset: M.S. 137 - QUEENS, 109-15 98TH STREET, New York, 11417

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q137	Mechanical	2024-05-29 7:20 AM	2024-06-06 9:02 AM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	10,300
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	2
MERs/Fan Rooms Locations	MERs C001, C013, 320, 417, 427, Chiller Room C003
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs 207, 309, 409, 411, 413, Science Prep Rooms 209A, 309A, 409A, Emergency Generator Room
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement Corridor near MER C001, Basement Corridor near Room C006, 2nd Floor Corridor outside Gymnasium, MERs 417, 427
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Boiler Safety Valve
	Years: 2022
	Systems: Gas Fired Domestic Water Heater
	Years: 2020
	Systems: DX Split System for Camera Room 235 (1 of 2); F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Kitchen - Grease Trap
	Years: 2019

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	Fault light indicator is on	GAS SERVICE CO/Gas Leak Detection	Boiler Room, Custodian's Office	Rennie Heeraall	Cleaner	Sent to DSF	
Yes	Other	Missing Handle and Shower Heads turned upside down	SCIENCE LAB Emergency Shower	Room 413	Rennie Heeraall	Cleaner	Sent to DSF	
Yes	Other	Defective Eye Wash	SCIENCE LAB Eye Wash	Room 413	Rennie Heeraall	Cleaner	Sent to DSF	
Yes	Defective Sprinkler/Stand pipe System	Sprinkler Head obstructed with fireproofing material or object	SPRINKLERS, STANDPIPE, FIRE SYSTEM Sprinkler Head	Basement Corridor outside Room C018, MERs 320, 417	Rennie Heeraall	Cleaner	Sent to DSF	
Yes	Other	Defective Eye Wash	SCIENCE LAB Eye Wash	Rooms 409, 411	Rennie Heeraall	Cleaner	Sent to DSF	
Yes	Other	Defective Eye Wash	SCIENCE PREP ROOM Eye Wash	Rooms 209A, 309A	Rennie Heeraall	Cleaner	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Absorption Chiller	Does not Exist
Air Cooled Chiller	Does not Exist
Air Cooled Condenser	Does not Exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and Fair
Deficiency	PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	MER 417/AHU-13, MER 427/AHU-9
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.
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Chiller Room C003/Air Separator, MER 417/AHU-13, MER 427
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.
Backflow Preventer	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	MER 320
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-8
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 417
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-14
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 417
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-12, AHU-13
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 427
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-9, AHU-11
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 427
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-10
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C001
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-4

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AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C001
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-5
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C001
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-6, AHU-7
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C013
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-1, AHU-2
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C013
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Manufacturer	Trane
Equipment	AHU-3
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER C013
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-15
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	Inspected
Instance	Chiller Room C003
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-134A
Instance Manufacturer	Trane
Equipment	Chiller #1
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Chiller Room C003
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-134A
Instance Manufacturer	Trane
Equipment	Chiller #2
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented

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Question	Response
AIR CONDITIONING	
Chilled Water System	Inspected
Water Cooled Chiller	
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Inspected
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Baltimore Air Coil (BAC)
Equipment	CT-1
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Baltimore Air Coil (BAC)
Equipment	CT-2
Capacity/Size Quantity	350
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
DX Split System	Inspected
Indoor Unit	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	
Condition	2 - Between Good and Fair
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	Inspected
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
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various locations
Deficiency Quantity	30
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	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Room 313
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.
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	MER C001/AHU-5, AHU-6, AHU-7, MER C013/AHU-2, AHU3, AHU-15, MER 417/AHU-13, MER 320/AHU-8
Deficiency Quantity	8
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	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Room C001/AHU-7
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Boiler Room/oil leak
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.
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
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
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - 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	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Room C017
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	20
Capacity/Size2 UOM	Total Pumps HP

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DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	PRE-CHARGED TANK RUSTY/LEAK
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.
Hydraulic/Pneumatic Booster System	
	Does not Exist
Water Service	
	Inspected
Instance	Room C017 (Sprinkler)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Room C017/Rusty
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.
Instance	Room C017 (Domestic Water RPZ in Room 133)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Room C017/Main valve (Rusty, leak)
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.
Domestic Hot Water System	
	Inspected
Domestic Hot Water Remote Storage Tank	
	Under Construction
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2020
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Janitor Sink 217 (leak on Girls Toilet Room 119 ceiling)
Deficiency Quantity	10
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.
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Kitchen Male Locker Room 129J
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.
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Gymnasium
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Gymnasium, Corridor adjacent to Rooms 115, 442
Deficiency Quantity	3
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.
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boys Toilet Rooms 121, 128A, 218, Girls Toilet Rooms 128B, 226, 426
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	Inspected
Violations	No violations recorded.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boys Toilet Room 317
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	CLOGGED/LEAKING
Deficiency Location/Instance	Girls Toilet Room 426
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.
Urinal	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boys Toilet Rooms 218, 317
Deficiency Quantity	3
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.
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2002
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Boiler Room, Custodian's Office
Deficiency Quantity	2
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.
HEATING	
	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Exit 4 Vistibule
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.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Room C001 adjacent to the Steam Condensate Return Pumping System (leak)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room adjacent to the Steam Condensate Return Pumping System, MERs C001, 427
Deficiency Quantity	80
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	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	MER 427
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.
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Does not Exist	
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	13,758
Instance on Basement	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	Webster
Burner Model Number	N/A
Boiler Auxiliaries	
Instance on Basement	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER PUMP: DEFECTIVE
Deficiency Location/Instance	Boiler Room (leak)
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	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room/Steam Condensate Return Pipe
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler System	
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	6,879
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	111931-01
Capacity/Size Quantity	8,860
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	RUSTED CASING
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	10
Quantity Uom	S.F.
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

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	3 - Fair
Instance Quantity	6,879
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	111931-02
Capacity/Size Quantity	8,860
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	RUSTED CASING
Deficiency Quantity	10
Quantity Uom	S.F.
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	No deficiencies 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

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Question	Response
Enclosed IDF Room	Inspected
Instance on Rooms 103, 131, 303, 339, 403, 441	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms 103, 131, 303, 339, 403, 441	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 103, 131, 303, 339, 403, 441
Deficiency Quantity	6
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 1st Floor	Inspected
CO Detector	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected

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Question	Response
KITCHEN	Inspected
Kitchen Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 215	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 215	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Rooms 209, 313	Inspected
Alternative use	Yes
Instance on Rooms 207, 309	Inspected
Alternative use	No
Instance on Rooms 311	Inspected
Alternative use	Yes
Instance on Room 413	Inspected
Alternative use	No
Instance on Rooms 409, 411	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 409, 411	Does not Exist
Instance on Room 413	Does not Exist
Instance on Rooms 311	Does not Exist
Instance on Rooms 207, 309	Does not Exist
Instance on Rooms 209, 313	Does not Exist
CO Detector	Inspected
Instance on Rooms 409, 411	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 409, 411
Deficiency Quantity	2
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 413	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 413
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
SCIENCE LAB	
CO Detector	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Rooms 311	Not Required
Instance on Rooms 207, 309	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 207, 309
Deficiency Quantity	2
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 Rooms 209, 313	Not Required
Emergency Shower	
Instance on Rooms 409, 411	Does not Exist
Instance on Room 413	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE SHOWER
Deficiency Location/Instance	Room 413 (Missing Handle and Shower Heads turned upside down)
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 Rooms 311	Does not Exist
Instance on Rooms 207, 309	Does not Exist
Instance on Rooms 209, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms 409, 411	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 409, 411
Deficiency Quantity	2
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 413	Inspected
Condition	4 - Between Fair and Poor

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Question	Response
SCIENCE LAB	
Eye Wash	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 413
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 Rooms 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 209, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 409, 411	Does not Exist
Instance on Room 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309	Does not Exist
Instance on Rooms 209, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms 409, 411	Does not Exist
Instance on Room 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309	Does not Exist
Instance on Rooms 209, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Rooms 409, 411	Does not Exist
Instance on Room 413	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 311	Does not Exist

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Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	
Instance on Rooms 207, 309	Does not Exist
Instance on Rooms 209, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 409, 411	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 409, 411
Deficiency Quantity	3
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 413	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 413 (4 of 5)
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.
Instance on Rooms 311	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 207, 309	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 209, 313	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 409, 411	Does not Exist
Instance on Room 413	Does not Exist
Instance on Rooms 311	Does not Exist
Instance on Rooms 207, 309	Does not Exist
Instance on Rooms 209, 313	Does not Exist
SCIENCE PREP ROOM	
Instance on Room 409A	Inspected
Alternative use	No
Instance on Rooms 209A, 309A	Inspected
Alternative use	No

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Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 209A, 309A	Does not Exist
Instance on Room 409A	Does not Exist
CO Detector	Inspected
Instance on Rooms 209A, 309A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 209A, 309A
Deficiency Quantity	2
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 409A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 409A
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.
Emergency Shower	Inspected
Instance on Rooms 209A, 309A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Rooms 209A, 309A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 209A, 309A
Deficiency Quantity	2
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 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Ductwork	
Instance on Rooms 209A, 309A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms 209A, 309A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Rooms 209A, 309A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 209A, 309A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 409A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 209A, 309A	Does not Exist
Instance on Room 409A	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	
Does not Exist	
Wet Sprinkler Alarm Valve Assembly	
Does not Exist	
Fire Booster Pump Assembly	
Condition	3 - Fair
Deficiency	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Location/Instance	Room C017 (leak)
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.
Roof Tank	
Does not Exist	
Siamese Connection	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Corridor outside Room C018, MERs 320, 417
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.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Corridor near MER C001, Basement Corridor near Room C006, 2nd Floor Corridor outside Gymnasium, MERs 417, 427
Deficiency Quantity	12
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.
Sprinkler Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	26-50
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof/TE-3, HEF-3 (Bearings)
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.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected

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Question	Response
VENTILATION	
Metal Ductwork	
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	2 - Between Good and Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Roof/SF-1, HEF-9
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.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER C001
Deficiency Quantity	30
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.
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist