

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q196

Asset: P.S. 196 - QUEENS, 71-25 113TH STREET, New York, 11375

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q196	Mechanical	2024-05-24 8:28 AM	2024-06-04 12:21 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
Total # of below ground tanks	2
Total capacity of all below ground tanks in gal.	20,000
Total # of water main service entries to the asset	4
MERs/Fan Rooms Locations	Original Building - MER G13, Penthouse MER, Penthouse Fan Room, 2nd Building Addition - Fire Booster Pump Assembly Room C66
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Original Building Boiler Room
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Original Building - Boiler Room Paint Storage Room, Room G12
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Domestic Hot Water Remote Storage Tank
	Years: 2023
	Systems: DX Split Systems for Library, Auditorium and Camera Room 225 (15 of 21)
	Years: 2022
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room 124A- Dedicated A/C Equipment (DX Split System)
	Years: 2021
	Systems: Terminal Unit Thermostatic Traps (75%); Climate Control System: PRV Station, Refrigerated Air Dryer, Terminal Unit Control Valves (50%)
	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 Boiler Safety Auxiliary	Missing Fusible Link on wire connected to lever of fuel oil shutoff valve	HEATING PLANT Fuel System Fuel Oil Storage/Supply System	Boiler Room / Boilers #1, #2 burners	Lavar Patrick	Fireman	Sent to DSF	
No	Defective Boiler Safety Auxiliary	Boiler Safety Valves are leaking	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room / Boiler #1 (1 of 4), Boiler #2 (2 of 4)	Lavar Patrick	Fireman	Sent to DSF	
No	Defective Boiler Safety Auxiliary	Missing knob at Water Column Assembly Try Cock Valve	HEATING PLANT Boiler System Steam Boiler	Boiler Room / Boiler #2	Lavar Patrick	Fireman	Sent to DSF	
Yes	Defective CO/Gas Leak Detection	Control Panel not reading sensors	GAS SERVICE CO/Gas Leak Detection	1st Building Addition - Boiler Room	Lavar Patrick	Fireman	Sent to DSF	

Inspection

Question	Response
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Question	Response
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	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	1st Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-407C
Instance Manufacturer	Coolbreeze
Equipment	RTU-1
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	UP TO 20 TONS: DEFECTIVE COMPRESSOR
Deficiency Location/Instance	1st Building Addition - Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	1st Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-407C
Instance Manufacturer	Coolbreeze
Equipment	RTU-2
Capacity/Size Quantity	45
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-407C
Instance Manufacturer	Coolbreeze
Equipment	RTU-3
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Annex Air
Equipment	RTU-1, RTU -2
Capacity/Size Quantity	32
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
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	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	1st Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2011
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Throughout
Instance Condition	1 - Good

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Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Inspected
Instance	Original Building - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Original Building - Various locations
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.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Inspected
Are all the existing ash hoists operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
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 C64
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance Manufacturer	Federal Pump
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	6
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Water and Sewage Ejector Room 31D
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	30
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	RUSTY/LEAKY VALVES AND PIPE FITTINGS
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.
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Original Building - Main Sprinkler Control Valve Room 176
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Fire Booster Pump Assembly Room C66
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	1st Building Addition - Water and Sewage Ejector Room 31D
Instance Condition	1 - Good

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DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	FLANGE LEAKS
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	1st Building Addition - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	360
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Inspected
Instance	2nd Building Addition - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	9
Capacity/Size UOM	KW Input
Capacity/Size2 Quantity	50
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Heat Pump Domestic Water Heater	Inspected
Installation Year	2022
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	DEFECTIVE VALVE
Deficiency Location/Instance	Original Building - Main Sprinkler Control Valve Room 176
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE BACKFLOW PREVENTER
Deficiency Location/Instance	Original Building - Main Sprinkler Control Valve Room 176
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Main Sprinkler Control Valve Room 176
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sump Pump	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected

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Question	Response
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Students Toilet Room 133A
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.
Locker Room Shower	Inspected
Instance on Ground Floor	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
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	Inspected

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Instance	Outside 2nd Building Addition by Gas Main
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	5,300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
	Inspected
Instance	1st Building Addition - Gas Meter Room 31E, Penthouse Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	1st Building Addition - Penthouse Boiler Room
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.
Instance	2nd Building Addition - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Heating Coil In Ductwork	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	1st Building Addition - Penthouse Boiler Room (1 of 2)

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HEATING	
Hydronic Heating	
Backflow Preventer	
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.
Hot Water Heat Exchanger	
	Does not Exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	FIN TUBE: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Auditorium Stage
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.
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - MER G13, Penthouse MER
Deficiency Quantity	140
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 Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Violations	No violations recorded.
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building - Corridors and Staicases
Deficiency Quantity	10
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.
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Exit 13 Vestibule
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.
HEATING PLANT	
Replacement Quantity	9,006
Replacement Uom	MBH Net
Instance on Original Building - Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Preferred Utilities
Burner Model Number	BHE 6 3M4
Instance on 1st Building Addition - Penthouse	Inspected

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Question	Response
HEATING PLANT	
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Instance on 2nd Building Addition - Sub-Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Boiler Auxiliaries	Inspected
Instance on 2nd Building Addition - Sub-Basement	Inspected
Instance on 1st Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
Boiler Auxiliary Piping	
Instance on 2nd Building Addition - Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 1st Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 2nd Building Addition - Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 1st Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	FEEDWATER TANK: DEFECTIVE
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	80
Quantity Uom	S.F.

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
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 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Does not Exist
Boiler Flue Exhaust	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on 2nd Building Addition - Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 1st Building Addition - Penthouse	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #1 (1 of 4), Boiler #2 (2 of 4)

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler System	
Instance on 2nd Building Addition - Sub-Basement	Inspected
Instance on 1st Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
Coal-fired Boiler	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Does not Exist
Hot Water Boiler	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Does not Exist
Modular Boiler	
Instance on 1st Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	870
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	42020-03
Capacity/Size Quantity	1,000
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	870
Instance Quantity Uom	MBH Net
Instance Manufacturer	AERCO
Equipment	42020-04
Capacity/Size Quantity	1,000
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - Sub-Basement	Inspected

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HEATING PLANT	
Boiler System	
Modular Boiler	
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	696
Instance Quantity Uom	MBH Net
Instance Manufacturer	Bryan Boilers
Equipment	40000209060N0001
Capacity/Size Quantity	1,000
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	696
Instance Quantity Uom	MBH Net
Instance Manufacturer	Bryan Boilers
Equipment	40000209061N0002
Capacity/Size Quantity	1,000
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	42020-01
Capacity/Size Quantity	50
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1953
Source of Installation	Documented

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	42020-02
Capacity/Size Quantity	50
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1953
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	15
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 2nd Building Addition - Sub-Basement	Inspected
Instance on 1st Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on 2nd Building Addition - Sub-Basement	Inspected
Condition	1 - Good

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Question	Response
HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Deficiency	No deficiencies recorded
Instance on 1st Building Addition - Penthouse	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room / Boiler #2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	OIL BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room (oil leak)
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.
Fuel Oil Storage/Supply System	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE FUSIBLE LINK
Deficiency Location/Instance	Boiler Room / Boilers #1, #2 burners
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.
Gas Trains And Vent At The Boiler	
Instance on 2nd Building Addition - Sub-Basement	Does not Exist
Instance on 1st Building Addition - Penthouse	Does not Exist

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Question	Response
HEATING PLANT	Inspected
Fuel System	
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Does not Exist
Enclosed IDF Room	Inspected
Instance on Room B56	Inspected
Instance on Room 124A	Inspected
Instance on Room 215A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 215A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 215A
Deficiency Quantity	1
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.
Instance on Room 124A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room B56	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Ground Floor	Inspected
CO Detector	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Ground Floor	Inspected

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Question	Response
KITCHEN	
Hood Exhaust Fan	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room G2	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room G2	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 332	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 332	Does not Exist
CO Detector	Not Required
Instance on Room 332	Not Required
Emergency Shower	Does not Exist
Instance on Room 332	Does not Exist
Eye Wash	Inspected
Instance on Room 332	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 332	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 332	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 332	Does not Exist
Laboratory Sink	Inspected
Instance on Room 332	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 332	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 334	Inspected

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Question	Response
SCIENCE PREP ROOM	
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 334	Does not Exist
CO Detector	Not Required
Instance on Room 334	Not Required
Emergency Shower	Does not Exist
Instance on Room 334	Does not Exist
Eye Wash	Does not Exist
Instance on Room 334	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 334	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 334	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 334	Does not Exist
Laboratory Sink	Inspected
Instance on Room 334	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 334	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building - Boiler Room Paint Storage Room, Room G12
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Original Building - Main Sprinkler Control Valve Room 176
Deficiency Quantity	10
Quantity Uom	L.F.

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Standpipe System	
	Inspected
Hose Valve Assembly	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Piping	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Water Gong	
	Does not Exist
SWIMMING POOL	
	Does not Exist
VENTILATION	
	Inspected
Is the building mechanically ventilated?	Partial
Exhaust Fan	
	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	2nd Building Addition / TEF-1 (too noisy)
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.
Heating And Ventilating Unit	
	Does not Exist
Metal Ductwork	
	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	
	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	
	Does not Exist