

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q226

Asset: I.S. 226 - QUEENS, 121-10 ROCKAWAY BLVD, New York, 11420

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q226	Mechanical	2023-11-06 9:02 AM	2024-05-09 2:29 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	8,275
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	5
MERs/Fan Rooms Locations	MERs C7, 200, 429, MER inside Room 139, Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Emergency Generator Room - Custodian Workshop
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Original Building Basement Corridor, Workshop Room, Rooms C3, C13, C17, 103B, 139, 145, 145A, 439
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Elevator (1 of 2)
	Years: 2022
	Systems: Boiler Emergency Stop Switches; Steam Condensate Return Pumping Systems (2 of 3)
	Years: 2021
	Systems: Boiler Safety Valves; F&T/Steam Drip Traps (90%), Terminal Unit Thermostatic Traps (90%); Sewage Ejector Pump (1 of 2)
	Years: 2020
	Systems: Boiler Feedwater Treatment (Automatic)
	Years: 2017
	Systems: Science Labs 207, 307; Science Prep Rooms 211, 311; Electric Domestic Water Heater for Science Rooms
	Years: 2016
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2); Sump Pumps (2 of 4); Fixtures - Toilets (80%), Urinals (80%)
	Years: 2014
	Systems: Water Cooled Chillers; Condenser Water Distribution: Piping, Pumps and Auxiliaries; Cooling Towers
	Years: 2013

Priority Condition

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

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
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

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
Condition	3 - Fair
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse MER
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.
Backflow Preventer	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	MER 200
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AC-4
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	DEFECTIVE COIL
Deficiency Location/Instance	MER 200
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	MER 429
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AC-1
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	DEFECTIVE COIL

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Deficiency Location/Instance	MER 429
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	MER C7
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AC-3
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	DEFECTIVE COIL
Deficiency Location/Instance	MER C7
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	MER Inside Room 139
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AC-5
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AC-2

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
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	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-134A
Instance Manufacturer	Trane
Equipment	CH-1
Capacity/Size Quantity	285
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	151 - 350 TONS: DEFECTIVE UNIT
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	Penthouse MER
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-134A
Instance Manufacturer	Trane
Equipment	CH-2
Capacity/Size Quantity	285
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not Exist

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Question	Response
AIR CONDITIONING	
Cooling Tower	Inspected
Instance	Original Building - Main Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Marley
Equipment	Cooling Tower #2
Capacity/Size Quantity	285
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Main Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Marley
Equipment	Cooling Tower #1
Capacity/Size Quantity	285
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Building Addition- Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier
Equipment	RTU-2, RTU-9
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Equipment	RTU-3, RTU-4
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	4 - Between Fair and Poor
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier
Equipment	RTU-1 , RTU-6
Capacity/Size Quantity	9
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	UP TO 20 TONS: DEFECTIVE UNIT
Deficiency Location/Instance	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	Building Addition - Roof
Instance Condition	4 - Between Fair and Poor
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier
Equipment	RTU-5, RTU-10
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	UP TO 20 TONS: DEFECTIVE UNIT
Deficiency Location/Instance	Building Addition - Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier
Equipment	RTU-7, RTU-8
Capacity/Size Quantity	7
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Refrigerant Piping	Does not Exist
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 137A (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE PH MONITORING SYSTEM
Deficiency Location/Instance	Room 113
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.
CLIMATE CONTROL SYSTEM	
BMS	Does not Exist

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	Inspected
Instance	Original Building - Throughout (Control Air Handlers)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Original Building - Various Locations
Deficiency Quantity	250
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 REFRIGERATED AIR DRYER
Deficiency Location/Instance	Boiler Room (1 of 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.
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER C7 / AC-3, MER 429 / HV-3, Penthouse MER / AC-2
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.
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	MER C7 / HV-1, HV-2, AC-3, MER 200 / AC-4
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	Original Building - Throughout (Controls Dual Temperature Terminal Fan Coil Units)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	Inspected
Deficiency	No deficiencies recorded
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout (Heat Timer)
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	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	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	Boiler Room
Instance Condition	3 - 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	20
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Violations	No violations recorded.
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Original Building - Room C5
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Basement Crawlspace (RPZ in Closet near Security Desk)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Building Addition - Room 183
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Building Addition - Room 183
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Heat Energy System (HES)
Equipment	N/A
Capacity/Size Quantity	250
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	200
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Building Addition - Room 183
Deficiency Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
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.
Oil Fired Domestic Water Heater	
	Does not Exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Quantity	Boiler Room
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
Sewage Ejector Pump	
Condition	Inspected
Deficiency	2 - Between Good and Fair
	No deficiencies recorded
Sump Pump	
Condition	Inspected
Deficiency	2 - Between Good and Fair
	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Dual Temperature Distribution: Piping, Pumps and	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	AUXILIARIES: DEFECTIVE AIR SEPARATOR
Deficiency Quantity	Penthouse MER
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
Deficiency	PUMP: DEFECTIVE
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1

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Question	Response
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Dual Temperature Distribution: Piping, Pumps and	
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	PIPING: DEFECTIVE VALVE
Deficiency Location/Instance	Penthouse MER, Original Building - Classrooms and Offices
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	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - 1st, 2nd and 3rd Floors Perimeter
Deficiency Quantity	500
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.
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Rooms 349G, 430
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.
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	Inspected
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 2nd Floor - Boys	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room inside Boys Locker Room
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.
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	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	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Gas Meter Room 183
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER 429 / Reheat Coil for Girls Locker Room Supply
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.
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
Does not Exist	
Hot Water Heat Exchanger	
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	5
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.
Radiator/Convactor/Fin Tube	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	
F&T/Steam Drip Trap	
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Deficiency Location/Instance	Penthouse MER / AC-2
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.
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	MER C7 (leak), Boiler Room (defective coupling)
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.
Steam Piping	
Condition	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room
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
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Condition	Does not Exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Quantity	18,042
Replacement Uom	MBH Net
Instance on Basement	Inspected

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Question	Response
HEATING PLANT	
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	Gordon Piatt
Burner Model Number	F1-14.9- GO-30
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
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	1 - Good
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	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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

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Question	Response
HEATING PLANT	
Boiler System	
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	6,014
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	61180-01
Capacity/Size Quantity	7,746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	61180-02
Capacity/Size Quantity	7,746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,014
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	61180-03
Capacity/Size Quantity	7,746
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected

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Question	Response
HEATING PLANT	
Fuel System	
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	BURNER CONTROL PANEL: DEFECTIVE OPACITY SENSOR
Deficiency Location/Instance	Boiler Room / Boiler #1 (alarm does not ring)
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.
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
Enclosed IDF Room	
Instance on Building Addition - Room 285, Original Building - Rooms 209, 249A 309	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room 285, Original Building - Rooms 209, 249A 309	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Building Addition - Room 285, Original Building - Rooms 209, 249A 309
Deficiency Quantity	4
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	
Instance on 1st Floor - Addition	Inspected
Instance on 1st Floor - Original Building	Inspected
CO Detector	
Instance on 1st Floor - Original Building	Inspected
Condition	2 - Between Good and Fair

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Question	Response
KITCHEN	
CO Detector	Inspected
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Not Required
Gas System	Inspected
Instance on 1st Floor - Original Building	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Does not Exist
Grease Trap	Inspected
Instance on 1st Floor - Original Building	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor - Original Building	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Does not Exist
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor - Original Building	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Does not Exist
Hood Exhaust Fan	Inspected
Instance on 1st Floor - Original Building	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on 1st Floor - Original Building	Does not Exist
Instance on 1st Floor - Addition	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on 1st Floor - Original Building	Does not Exist
Instance on 1st Floor - Addition	Does not Exist
Kitchen Sink	Inspected
Instance on 1st Floor - Original Building	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Addition	Inspected
Condition	3 - Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
KITCHEN	Inspected
Kitchen Sink	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
MDF Room	Inspected
Instance on Room C1	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room C1	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 341	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 341	Does not Exist
CO Detector	Not Required
Instance on Room 341	Not Required
Emergency Shower	Does not Exist
Instance on Room 341	Does not Exist
Eye Wash	Does not Exist
Instance on Room 341	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 341	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 341	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 341	Does not Exist
Laboratory Sink	Inspected
Instance on Room 341	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 341	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 205, 305	Inspected
Alternative use	No
Instance on Room 207, 307	Inspected
Alternative use	No
Instance on Rooms 404A, 405, 407	Under Construction
Acid Waste Neutralizing Tank	Inspected
Instance on Room 207, 307	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 205, 305	Does not Exist
CO Detector	Inspected
Instance on Room 207, 307	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 205, 305	Inspected

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Question	Response
SCIENCE LAB	
CO Detector	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Room 207, 307	Does not Exist
Instance on Room 205, 305	Does not Exist
Eye Wash	Inspected
Instance on Room 207, 307	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 205, 305	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 207, 307	Does not Exist
Instance on Room 205, 305	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 207, 307	Does not Exist
Instance on Room 205, 305	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 207, 307	Does not Exist
Instance on Room 205, 305	Does not Exist
Laboratory Sink	Inspected
Instance on Room 207, 307	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 205, 305	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 207, 307	Does not Exist
Instance on Room 205, 305	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Rooms 211, 311	Inspected
Alternative use	No
Instance on Room 341A	Inspected
Alternative use	Yes
Instance on Room 409	Under Construction
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 341A	Not Required
Instance on Rooms 211, 311	Not Required
Emergency Shower	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Does not Exist
Eye Wash	Does not Exist

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Question	Response
SCIENCE PREP ROOM	
Eye Wash	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Does not Exist
Laboratory Sink	Inspected
Instance on Room 341A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 211, 311	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 341A	Does not Exist
Instance on Rooms 211, 311	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	MISSING CAPS
Deficiency Location/Instance	Rockaway Boulevard, 121st Street
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.
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building Basement Corridor, Workshop Room, Rooms C3, C13, C17, 103B, 139, 145, 145A, 439
Deficiency Quantity	32
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Hose Valve Assembly	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Water Gong	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Condition	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	26-50
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Building Addition - Roof / RTU-4, 5, 6
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.
Supply Fan	
Condition	Does not Exist
Unit Ventilator	
Condition	Does not Exist