

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

Mechanical Inspection

Q231

**Asset: I.S. 231 (TANDEM Q251) - QUEENS, 145-00 SPRINGFIELD BLVD, New York, 11413**

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q231	Mechanical	2024-05-21 7:35 AM	2024-06-06 8:34 AM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	MER B20, Basement MER next to Elevator, 2nd Floor MER above Gymnasium, Fan Rooms B1, B2
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Basement Kitchen, Science Lab 309
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	Boiler Room Entrance by Staircase J
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room B10, Closet in Room 154, Rooms 200
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Sewage Ejector Pump
	Years: 2023
	Systems: DX Split System for Auditorium
	Years: 2019
	Systems: Gas Fired Domestic Water Heater
	Years: 2018
	Systems: Fixtures - Staff and Other: Toilets (80%); Fixtures - Student: Toilets (73%)
	Years: 2017
	Systems: Science Labs 209, 309; Science Prep Rooms 207, 307; Electric Domestic Water Heater for Science Rooms (located in Custodial Room 213); Kitchen - Grease Trap (1 of 2)
	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
Yes	Defective Sprinkler/Stand pipe System	Paint on Sprinkler Head	SPRINKLERS, STANDPIPE, FIRE SYSTEM   Sprinkler Head	Paint Storage Room	Richard Taylor	Fireman	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Inspected
Instance	Closet inside Room 254
Instance Condition	5 - Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	N/A
Equipment	N/A

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1973
Source of Installation	Documented
Deficiency	UP TO 100 TONS: DEFECTIVE UNIT
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.
<b>Air Cooled Condenser</b>	Inspected
Instance	Building Addition Roof
Instance Condition	5 - Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Dunham Bush
Equipment	N/A
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1973
Source of Installation	Documented
Deficiency	UP TO 100 TONS: DEFECTIVE UNIT
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.
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3 - Fair
Deficiency	PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement MER next to Elevator/Rusty
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	Basement MER next to Elevator

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<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
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.
<b>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Inspected
Instance	Basement MER next to Elevator
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	N/A
Equipment	AHU-1
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1973
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Does not Exist
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1 - Good
Deficiency	UP TO 5 TONS: DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Auditorium
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.
<b>Outdoor Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE AIR COMPRESSOR
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.
<b>Hybrid System</b>	Inspected
Instance	Throughout for Forced Air
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	
	Does not Exist
<b>CONVEYING</b>	
	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Inspected
Are all the existing sidewalk elevators operable?	No

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Question	Response
<b>CONVEYING</b>	Inspected
<b>Sidewalk Elevator</b>	Inspected
Condition	5 - Poor
Deficiency	No deficiencies recorded
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Liquitrol
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	13
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
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.
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Fan Room B1 - Crawlspace
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Fan Room B1 - Crawlspace/one of them is the main valve
Deficiency Quantity	2
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	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Fan Room B1 - Crawlspace
Deficiency Quantity	1
Quantity Uom	EACH

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<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Water Service</b>	
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Room B6A
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	250
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
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.
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BACKFLOW PREVENTER
Deficiency Location/Instance	Boiler Room/Feed the Steam Condensate Return Pumping System.
Deficiency Quantity	1

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
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.
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Kitchen Slopsink Room
Deficiency Quantity	20
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.
<b>Sewage Ejector Pump</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room/Bearings (2 of 3)
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.
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not Exist	
<b>FIXTURES</b>	
<b>Staff And Other</b>	
Inspected	
<b>Janitor Sink</b>	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Staff Toilet inside Rooms 134, 210
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Lavatory/Sink</b>	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Toilet</b>	
Condition	Inspected
Deficiency	1 - Good
Deficiency Location/Instance	CRACKED/PHYSICAL DAMAGE
Deficiency Quantity	Toilet Room inside Room B7
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
<b>Urinal</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Student</b>	
Condition	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Cafeteria, Corridor adjacent to Rooms 152, 209, 274
Quantity Uom	4
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Girls Toilet Rooms 173, 215, Boys Toilet Room 279
Quantity Uom	4
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
<b>Locker Room Shower</b>	
Instance on 1st Floor - Boys	Inspected
Instance on 1st Floor - Girls	Inaccessible
	Inaccessible
<b>Sink And Fountain Combo Unit</b>	
	Inspected



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<b>FIXTURES</b>	
<b>Student</b>	
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys Toilet Room 311
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.
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Boys Toilet Room 279
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.
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2004
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected

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Question	Response
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	MERs and other 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.
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Room B18, MER B20, Basement MER next to Elevator, 2nd Floor MER above Gymnasium
Deficiency Quantity	150
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/LEAKS
Deficiency Location/Instance	Room B18
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.
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Basement MER next to Elevator (1 of 4)
Deficiency Quantity	1
Quantity Uom	EACH

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<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Pumping System</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Fan Room B2/Rusty (1 of 4)
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.
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room/Flexible Hose is leaking, MER B20/Sight glass is leaking
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.
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 270 and other locations
Deficiency Quantity	110
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.
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	19,494
Replacement Uom	MBH Net
Instance on Basement	Inspected

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Question	Response
<b>HEATING PLANT</b>	
Burner Type	Gas
Heating Plant Oil Number	N/A
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	F14-G0-50
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room/Boiler #1 (Valve, 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.
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrance by Staircase J
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.
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
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.
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	112911-01
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2004
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
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	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	112911-02
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2004
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
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	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	112911-03
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2004
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
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.

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
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.
<b>Fuel System</b>	
	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room/Boilers #1, #2, #3
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.
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	BURNER CONTROL PANEL: DEFECTIVE
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.
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
	Inspected
Instance on Closet inside Room 154, Rooms 278, 321	Inspected
<b>Dedicated A/C Equipment</b>	
	Inspected
Instance on Closet inside Room 154, Rooms 278, 321	Inspected
Condition	4 - Between Fair and Poor

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Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Closet inside Room 154, Rooms 278, 321
Deficiency Quantity	3
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.
<b>KITCHEN</b>	
	Inspected
Instance on 1st Floor	Inspected
Instance on Basement	Inspected
<b>CO Detector</b>	
	Inspected
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Basement Kitchen
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 1st Floor	Not Required
<b>Gas System</b>	
	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Does not Exist
<b>Grease Trap</b>	
	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Does not Exist
<b>Hood</b>	
	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Ductwork</b>	
	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Fan</b>	
	Inspected
Instance on Basement	Inspected



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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Does not Exist
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on Basement	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on Basement	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Kitchen Sink</b>	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 210A	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 210A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Rooms 178, 305	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Rooms 178, 305	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 178, 305	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 178, 305	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 102	Inspected

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Question	Response
<b>SCIENCE LAB</b>	
Alternative use	Yes
Instance on Room 108	Inspected
Alternative use	No
Instance on Room 209	Inspected
Alternative use	No
Instance on Room 309	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 309	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 209	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108	Inspected
Condition	5 - Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Room 108
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 on Room 102	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 309	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 309
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 Room 209	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 108	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 102	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 309	Does not Exist

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Question	Response
<b>SCIENCE LAB</b>	
<b>Emergency Shower</b>	Does not Exist
Instance on Room 209	Does not Exist
Instance on Room 108	Does not Exist
Instance on Room 102	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 309	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 209	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108	Does not Exist
Instance on Room 102	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 309	Does not Exist
Instance on Room 209	Does not Exist
Instance on Room 108	Does not Exist
Instance on Room 102	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 309	Does not Exist
Instance on Room 209	Does not Exist
Instance on Room 108	Does not Exist
Instance on Room 102	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 309	Does not Exist
Instance on Room 209	Does not Exist
Instance on Room 108	Does not Exist
Instance on Room 102	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 309	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 209	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 108	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 108/3 of 9
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 102	Inspected
Condition	3 - Fair

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Question	Response
<b>SCIENCE LAB</b>	
<b>Laboratory Sink</b>	Inspected
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 309	Does not Exist
Instance on Room 209	Does not Exist
Instance on Room 108	Does not Exist
Instance on Room 102	Does not Exist
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 207	Inspected
Alternative use	No
Instance on Room 307	Inaccessible
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 207	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 207	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Does not Exist
Instance on Room 207	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 207	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 207	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 207	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 207	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 207	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 207	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	
Deficiency Location/Instance	Paint Storage Room
Deficiency Quantity	1
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	Room B10, Closet in Room 154, Rooms 200
Deficiency Quantity	17
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.
<b>Sprinkler Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	26-50
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	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	MER B20/RM. B-26 Blower, Cafeteria Blower #4
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	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium, Boys Toilet Rooms 179, 211

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
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.
<b>Supply Fan</b>	
Inspected	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist