

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

Mechanical Inspection

Q450

**Asset:** NEWCOMERS HIGH SCHOOL (OLD LIC)-Q, 28-01 41ST AVENUE, New York, 11101

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q450	Mechanical	2023-12-01 8:19 AM	2023-12-13 9:49 AM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Boiler Room MER, Sub-Basement MER near Stair H, Sub-Basement MER near Depot, Fan Room on Stair F/G between Basement and 1st Floor, Stair G Bulkhead Fan Room, Elevator Machine Room Fan Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Demo Rooms 301, 307, 309, 312, 313, 314
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room 013
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Terminal Unit Thermostatic Traps (90%)
	Years: 2021
	Systems: F&T/Steam Drip Traps
	Years: 2020
	Systems: Gas Distribution Piping (80%); Gas Pressure Booster; CO/Gas Leak Detection; Unit Heater/Cabinet Heater in Boiler Room (1 of 2); Boiler Emergency Stop Switches; Boiler Feedwater Treatment (Automatic); Boiler Safety Valves; Boiler Fresh Air Louver/Damper; Burner/Burner Control Panels; Gas Train and Vent At the Boilers; Climate Control System - Electric System (Heat Timer); MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room Dedicated A/C Equipment: Room 205 (DX Split System).
	Years: 2018
	Systems: Water Services
	Years: 2017
	Systems: Fixtures - Toilets, Urinals (50%)
	Years: 2016
	Systems: Boiler Feedwater Tank
	Years: 2014

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective CO/Gas Leak Detection	Defective System (DACT Fault)	GAS SERVICE   CO/Gas Leak Detection	Boiler Room, Basement	Jamel Peebles	Fireman	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</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

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Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Indoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	UP TO 5 TONS: NOT IN USE
Deficiency Location/Instance	Room 006
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.
<b>Outdoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	UP TO 5 TONS: NOT IN USE
Deficiency Location/Instance	Outside near Main Entrance
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.
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Lennox
Equipment	Unit #1, Unit #2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	2nd Floor Gymnasium Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Lennox
Equipment	Unit #6, Unit #7
Capacity/Size Quantity	15
Capacity/Size UOM	Tons

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Cafeteria Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Lennox
Equipment	Unit #3, Unit #5
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Cafeteria Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22
Instance Manufacturer	Lennox
Equipment	Unit #4
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Cafeteria East
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	N/A
Instance Manufacturer	Skill aire
Equipment	Unit #8
Capacity/Size Quantity	5
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist

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Question	Response
<b>AIR CONDITIONING</b>	Inspected
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<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 TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Room 317B and other locations
Deficiency Quantity	12
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 TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 115, 213, 316 and other locations
Deficiency Quantity	10
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>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Throughout (Heat Timer)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Boiler Room (Sensor Fault)
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
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>Electric System</b>	Inspected
Violations	No violations recorded.
<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	3 - 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>	Does not Exist
<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>	Does not Exist
<b>Hydraulic/Pneumatic Booster System</b>	Inspected
<b>Water Pressure Booster - Compressor</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Pressure Booster Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Domestic Cold Water Tank</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Water Service</b>	Inspected
Instance	Sub-Basement Depot Room SB4
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Sub-Basement near Depot Room SB4
Instance Condition	1 - Good
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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Domestic Water Heat Exchanger</b>	
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	25
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.
<b>Electric Domestic Water Heater</b>	
	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	
	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	
	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	
	Does not Exist
<b>Domestic Water Distribution Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement near Water Service, near Room SB9, Boys Toilet Room 103
Deficiency Quantity	40
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room, Sub-Basement near Room SB9
Deficiency Quantity	70
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Water Distribution Piping</b>	Inspected
Violations	No violations recorded.
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement near Room SB9
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.
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Sub-Basement near Room SB6, Boiler Room MER
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>Sewage Ejector Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	Inspected
<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 Room 209A
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
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Lavatory/Sink</b>	Inspected
Violations	No violations recorded.
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Staff Toilet Room 111
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 FLUSHOMETER VALVE
Deficiency Location/Instance	Staff Toilet Room 111
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>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Basement - East Cafeteria
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 AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors near ExiT 4&5, near Rooms 209A, 309
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>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)



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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Deficiency Location/Instance	Girls Toilet Room 211, Boys Toilet Room 405
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	CLOGGED/LEAKING
Deficiency Location/Instance	Basement Girls Toilet Room, 2nd Floor Boys Toilet Room
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>Locker Room Shower</b>	Inspected
Instance on 2nd Floor	Inaccessible
Instance on 4th Floor	Inaccessible
<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	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Girls Toilet Room 411
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>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Inspected
Instance	Outside on 41st Avenue

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	BOOSTER 1, BOOSTER 2
Capacity/Size Quantity	23,000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	
Instance	Boiler Room, Basement
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Boiler Room, Basement
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.
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Auditorium Entrance
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	RADIATOR/CONVECTOR: DEFECTIVE
Deficiency Location/Instance	Main Entrance Lobby, Room 323
Deficiency Quantity	2
Quantity Uom	EACH

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<b>HEATING</b>	
<b>Radiator/Convactor/Fin Tube</b>	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Sub-Basement MER / Auditorium Blower 3
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Sub-Basement MER / Auditorium Blower 3
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>Steam Condensate Return Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	2nd Floor Gymnasium Office
Deficiency Quantity	20
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>Steam Condensate Return Pumping System</b>	
	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

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<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Pumping System</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
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.
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	2nd Floor Gymnasium Office, Room 008
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.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement near Water Service, outside Cafeteria Storage Room SB15, Room 114
Deficiency Quantity	40
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>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Stair J/Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	14,961
Replacement Uom	MBH Net
Instance on Sub-Basement	Inspected
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	Industrial Combustion
Burner Model Number	VG-80
<b>Boiler Auxiliaries</b>	Inspected
Instance on Sub-Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Sub-Basement	Inspected
Condition	1 - Good
Deficiency	FEEDWATER PUMP: DEFECTIVE
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>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Sub-Basement	Does not Exist
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	

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Question	Response
<b>HEATING PLANT</b>	Inspected
<b>Boiler Auxiliaries</b>	Inspected
<b>Boiler Safety Valve</b>	
Instance on Sub-Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
Instance on Sub-Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Sub-Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Sub-Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Sub-Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,987
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10332-01
Capacity/Size Quantity	4,987
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1950
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,987
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10332-02
Capacity/Size Quantity	4,987
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1950
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,987
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10332-03

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	Inspected
<b>Steam Boiler</b>	
Capacity/Size Quantity	4,987
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1950
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	Inspected
Instance on Sub-Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Sub-Basement	Inspected
Condition	1 - Good
Deficiency	GAS BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #1
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>Fuel Oil Storage/Supply System</b>	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL TANK: NOT IN USE
Deficiency Location/Instance	Outside near Boiler Room
Deficiency Quantity	2
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.
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Sub-Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Room 205	Inspected
Instance on Room 403	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 403	Inspected

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Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 403
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 205	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Basement	Does not Exist
<b>Hood</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Condition	3 - Fair



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Question	Response
<b>KITCHEN</b>	
<b>Kitchen Sink</b>	
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
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>MDF Room</b>	Inspected
Instance on Room 219B	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 219B	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Rooms 301, 307, 309, 312, 313, 314	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 301, 307, 309, 312, 313, 314	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Rooms 301, 307, 309, 312, 313, 314	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 301, 307, 309, 312, 313, 314
Deficiency Quantity	6
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>Emergency Shower</b>	Does not Exist
Instance on Rooms 301, 307, 309, 312, 313, 314	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Rooms 301, 307, 309, 312, 313, 314	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 301, 307, 309, 312, 313, 314	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 301, 307, 309, 312, 313, 314	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 301, 307, 309, 312, 313, 314	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 301, 307, 309, 312, 313, 314	Inspected
Condition	3 - Fair

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<b>Question</b>	<b>Response</b>
<b>SCIENCE DEMO ROOM</b>	Inspected
<b>Laboratory Sink</b>	Inspected
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 301, 307, 309, 312, 313, 314	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Rooms 302, 308	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 302, 308	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Rooms 302, 308	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Inspected
Instance on Rooms 302, 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected
Instance on Rooms 302, 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 302, 308	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 302, 308	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 302, 308	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 302, 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 302, 308	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 304	Inspected
Alternative use	No
Instance on Room 310	Under Construction
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 304	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Room 304	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Inspected
Instance on Room 304	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected
Instance on Room 304	Inspected

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Eye Wash</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 304	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 304	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 304	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 304	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 304	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<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	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 013
Deficiency Quantity	14
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	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	Yes
Condition	3 - Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Auditorium, Staff Toilet Room 103
Deficiency Quantity	6
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	Cafeteria Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan Room on Stair F/G between Basement and 1st Floor / EF 2A, EF 12T, Stair G Bulkhead Fan Room / EF 1A, EF 16, Elevator Machine Room Fan Room / EF 7, EF 8, Sound Control EF
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist