

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

**Mechanical Inspection**

**R056**


**Asset:** P.S. 56 - STATEN ISLAND, 250 KRAMER AVE, STATEN ISLAND, NY, 10309

Inspection Id	Inspection Type	Time In	Last Edited
4203	MECHANICAL	2024-03-25 08:24AM	2024-03-31 08:25PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: F&T/Steam Drip Traps (~60 %) Years: 2023 Systems: Sewage Ejector Pumps (2 of 4) Years: 2020 Systems: Climate Control System - BMS Years: 2019 Systems: F&T/Steam Drip Traps (~40%) Years: 2016 Systems: Kitchen - Grease Traps Years: 2015 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	6,275
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	3
MERs/Fan Rooms Locations	Fire Pump Room 112; Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Kitchen, Cafeteria, Rooms 142, 263, Corridors near Rooms 101, 105, 164, N/A 206, 218, 224, 250, 302, 336, 442, 4th Floor Elevator Lobby; 4th Floor Corridor near Stair "B" and "C" (obstructed, 18); Room 302 (painted, 1)
Are there any Emergency Stop Switches with Missing Hammers?	No components

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Other	Defective System	Refrigerant Leak Detection System	Penthouse MER	Michael Settanni	Custodian	

**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	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller-1
Capacity/Size Quantity	180

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller-2
Capacity/Size Quantity	180
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller-3
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller-4
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
<b>Air Cooled Condenser</b>	Inspected
Instance	4th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-1 (Cir-1)
Capacity/Size Quantity	90

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<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Condenser</b>	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-1 (Cir-2)
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-2 (Cir-1)
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-2 (Cir-2)
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-3 (Cir-2)
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Condenser</b>	
Instance	4th Floor Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-4 (Cir-2)
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Central Station Air Handler</b>	Inspected
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-1
Capacity/Size Quantity	13825
Capacity/Size UOM	CFM
Source of Capacity/Size	Custodial Staff
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-2
Capacity/Size Quantity	15590
Capacity/Size UOM	CFM
Source of Capacity/Size	Custodial Staff
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-3
Capacity/Size Quantity	14525
Capacity/Size UOM	CFM
Source of Capacity/Size	Custodial Staff
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-4
Capacity/Size Quantity	6300
Capacity/Size UOM	CFM
Source of Capacity/Size	Custodial Staff
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-5
Capacity/Size Quantity	12170
Capacity/Size UOM	CFM
Source of Capacity/Size	Custodial Staff
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-6
Capacity/Size Quantity	8300
Capacity/Size UOM	CFM
Source of Capacity/Size	Custodial Staff
Installation Year	1998
Source of Installation Year	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

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Indoor Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	3- Fair
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
<b>Refrigerant Leak Detection System</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Refrigerant Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	Throughout except Stair "A" Entrances, School Entrances, Elevator Lobbies and Room 304
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2019
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout except Stair "A" Entrances, School Entrances, Elevator Lobbies and Room 304
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Pneumatic System</b>	Does not exist
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Inspected
Instance	Throughout except Stair "A" Entrances, School Entrances, Elevator Lobbies and Room 304
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Electric System</b>	
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	
	Does not exist
<b>CONVEYING</b>	
	Inspected
<b>Dumbwaiter</b>	
	Does not exist
<b>Elevator</b>	
Condition	3- Fair
Are all the existing elevators operable?	Yes
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>	
Instance	Pump Room 152
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	8
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hydraulic/Pneumatic Booster System</b>	
	Does not exist
<b>Water Service</b>	
	Inspected
Instance	Water Meter Room 102, Pump Room 152
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<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>	Does not exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Heat Pump Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Custodians Office, Auditorium
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	2- Between Good and 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>	
<b>Dual Temperature Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Dual Temperature Terminal Fan Coil Unit</b>	Inspected
Condition	3- Fair



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Question	Response
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
<b>Dual Temperature Terminal Fan Coil Unit</b>	
Deficiency	No deficiencies recorded
<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	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	3rd Floor Boy's Toilet Room, 4th Floor Girl's Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Urinal</b>	Inspected
Condition	3- 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	2- Between Good and Fair
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>	Does not exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1

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Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Instance Quantity Uom	EACH
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	3- Fair
Deficiency	PIPING:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Backflow Preventer</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Heat Exchanger</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	
<b>F&amp;T/Steam Drip Trap</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Penthouse MER @ AHU-2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	
	Does not exist

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Question	Response
<b>HEATING</b>	
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Emergency Generator Room within Room 110, Penthouse MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	Inspected
Instance on 1st Floor	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Gordon-Piatt Energy Group
Burner Model	FL12.1-GO-50
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	
Instance on 1st Floor	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 1st Floor	Inspected

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Room Steam And Condensate Piping</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on 1st Floor	Inspected
<b>Coal-fired Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Modular Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Steam Boiler</b>	
Instance on 1st Floor	Inspected
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	110022-01
Capacity/Size Quantity	4299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	110022-02
Capacity/Size Quantity	4299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on 1st Floor	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on 1st Floor	Inspected

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Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Burner/Burner Control Panel</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Room 343	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 343	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 343
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Inspected

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Question	Response
<b>KITCHEN</b>	
<b>Hood Fire Suppression System</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 202	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 202	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	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>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	NOT IN USE
Deficiency Quantity	Pump Room 152
Quantity Uom	1
Potential Action	EACH
Urgency of Action	NO ACTION
Purpose of Action	PRIORITY 1
Violations	LEVEL 1
	No violations recorded
<b>Fire Booster Pump Assembly</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Quantity	Pump Room 152 (corroded)
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sprinkler Head</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
	Kitchen, Cafeteria, Rooms 142, 263, Corridors near Rooms 101, 105, 164, N/A 206, 218, 224, 250, 302, 336, 442, 4th Floor Elevator Lobby; 4th Floor Corridor near Stair "B" and "C" (obstructed, 18); Room 302 (painted, 1)
Deficiency Quantity	19

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Standpipe System</b>	
Condition	Inspected
Deficiency	No deficiencies recorded
<b>Hose Valve Assembly</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Piping</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Water Gong</b>	
Condition	Does not exist
<b>SWIMMING POOL</b>	
Condition	Does not exist
<b>VENTILATION</b>	
Is the building Mechanically ventilated?	Inspected
Condition	Yes
<b>Exhaust Fan</b>	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
<b>Heating And Ventilating Unit</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Metal Ductwork</b>	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse MER @ AHU-2
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
<b>Unit Ventilator</b>	
Condition	Does not exist