

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

**Mechanical Inspection**

**R840**


**Asset: P.S. 37 ( OLD I24X)-STATEN ISLAND, 15 FAIRFIELD STREET, STATEN ISLAND, NY, 10308**

| Inspection Id | Inspection Type | Time In            | Last Edited        |
|---------------|-----------------|--------------------|--------------------|
| 4851          | MECHANICAL      | 2024-04-19 09:19AM | 2024-05-28 10:26AM |

**Asset Data**

| Question   | Answer   |
|--|--|
| Have any Systems/Major Building Components been upgraded?    | Systems: Electric Domestic Water Heaters; Climate Control System - Electric System (1 of 2, cooling)<br>Years: 2023<br>Systems: Kitchen - Hood Exhaust Fan<br>Years: 2022<br>Systems: Climate Control System - Electric System (1 of 2, heating)<br>Years: 2021<br>Systems: Water Service; Student Toilet Room Fixtures (~55%)<br>Years: 2019<br>Systems: Fuel Oil Storage/Supply System: Fuel Oil Tank, Fuel Oil Level Gauge<br>Years: 2018<br>Systems: MDF Room - Dedicated A/C Equipment (DX Split System)<br>Years: 2017<br>Systems: Packaged Air Cooled Chillers; Chilled Water System - Backflow Preventer<br>Years: 2014<br>Systems: Kitchen - Grease Trap; Domestic Hot Water Remote Storage Tank<br>Years: 2013 |
| Are there fuel tanks?  | Yes  |
| Total # of above ground tanks                                | 1  |
| Total capacity of all above ground tanks in gal.             | 4,000  |
| 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           | 1  |
| MERs/Fan Rooms Locations                                     | PH MER   |
| Are there any spaces with Missing or Defective CO Detectors? | No   |
| Are there any Painted/Obstructed Sprinkler Heads?            | Yes  |
| Location(s)  | Rooms 119, 160 (obstructed, 3); Rooms 160, 162 (painted, 4)  |
| 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              | Defective Boiler Safety Auxiliary | Defective try cocks.  | Steam Boiler       | Boiler Room @ Boilers #1, #2 | BRIAN ANDERSON     | 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>  | Does not exist |
| <b>Air Cooled Condenser</b>                                      | Does not exist |
| <b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b> | Inspected      |

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|--|--|
| <b>AIR CONDITIONING</b>  |  |
| <b>Chilled Water System</b>                                      |  |
| <b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b> |  |
| Condition  | 3- Fair                                      |
| Deficiency   | PIPING:DEFECTIVE/LEAKS                       |
| Deficiency Location/Instance                                     | PH MER                                       |
| Deficiency Quantity  | 20   |
| Quantity Uom   | L.F.   |
| Potential Action   | REPLACE                                      |
| Urgency of Action  | PRIORITY 3                                   |
| Purpose of Action  | LEVEL 2                                      |
| Violations   | No violations recorded                       |
| Deficiency   | PIPING:DAMAGED/MISSING INSULATION            |
| Deficiency Location/Instance                                     | PH MER                                       |
| Deficiency Quantity  | 100  |
| 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>  | Inspected                                    |
| Condition  | 4- Between Fair and Poor                     |
| Deficiency   | DEFECTIVE                                    |
| Deficiency Location/Instance                                     | PH MER                                       |
| Deficiency Quantity  | 1  |
| 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   | PH MER                                       |
| Instance Condition   | 4- Between Fair and Poor                     |
| Instance Quantity  | 2  |
| Instance Quantity Uom  | EACH   |
| Manufacturer   | Trane  |
| EquipmentId  | AC-1, AC-2                                   |
| Capacity/Size Quantity   | 40   |
| Capacity/Size UOM  | Fan Motor HP                                 |
| Source of Capacity/Size  | Inspector Estimate                           |
| Installation Year  | 1975   |
| Source of Installation Year                                      | Documented                                   |
| Deficiency   | DEFECTIVE COIL                               |
| Deficiency Location/Instance                                     | PH MER                                       |
| Deficiency Quantity  | 2  |
| Quantity Uom   | EACH   |
| Potential Action   | REPLACE                                      |
| Urgency of Action  | PRIORITY 3                                   |
| Purpose of Action  | LEVEL 2                                      |
| Violations   | No violations recorded                       |
| Deficiency   | DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING) |
| Deficiency Location/Instance                                     | PH MER                                       |
| Deficiency Quantity  | 2  |
| Quantity Uom   | EACH   |
| Potential Action   | MAINTENANCE                                  |
| Urgency of Action  | PRIORITY 3                                   |

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| Question                           | Response                      |
|------------------------------------|-------------------------------|
| <b>AIR CONDITIONING</b>            |                               |
| <b>Chilled Water System</b>        |                               |
| <b>Central Station Air Handler</b> |                               |
| Purpose of Action                  | LEVEL 2                       |
| Violations                         | No violations recorded        |
| <b>Fan Coil Unit</b>               |                               |
|                                    | Does not exist                |
| <b>Packaged Air Cooled Chiller</b> |                               |
|                                    | Inspected                     |
| Instance                           | Roof                          |
| Instance Condition                 | 2- Between Good and Fair      |
| Instance Quantity                  | 1                             |
| Instance Quantity Uom              | EACH                          |
| Manufacturer                       | Carrier                       |
| EquipmentId                        | Unit 1                        |
| Capacity/Size Quantity             | 69                            |
| Capacity/Size UOM                  | Tons                          |
| Source of Capacity/Size            | Inspector Estimate            |
| Installation Year                  | 2014                          |
| Source of Installation Year        | Custodial Staff               |
| Refrigerant Type                   | R-410A                        |
| Deficiency                         | UP TO 100 TONS:DEFECTIVE UNIT |
| Deficiency Quantity                | 1                             |
| Quantity Uom                       | EACH                          |
| Potential Action                   | REPAIR                        |
| Urgency of Action                  | PRIORITY 3                    |
| Purpose of Action                  | LEVEL 2                       |
| Violations                         | No violations recorded        |
| Instance                           | Roof                          |
| Instance Condition                 | 2- Between Good and Fair      |
| Instance Quantity                  | 1                             |
| Instance Quantity Uom              | EACH                          |
| Manufacturer                       | Carrier                       |
| EquipmentId                        | Unit 3                        |
| Capacity/Size Quantity             | 69                            |
| Capacity/Size UOM                  | Tons                          |
| Source of Capacity/Size            | Inspector Estimate            |
| Installation Year                  | 2014                          |
| Source of Installation Year        | Custodial Staff               |
| Refrigerant Type                   | R-410A                        |
| Deficiency                         | UP TO 100 TONS:DEFECTIVE UNIT |
| Deficiency Quantity                | 1                             |
| Quantity Uom                       | EACH                          |
| Potential Action                   | REPAIR                        |
| Urgency of Action                  | PRIORITY 3                    |
| Purpose of Action                  | LEVEL 2                       |
| Violations                         | No violations recorded        |
| Instance                           | Roof                          |
| Instance Condition                 | 1- Good                       |
| Instance Quantity                  | 1                             |
| Instance Quantity Uom              | EACH                          |
| Manufacturer                       | Carrier                       |
| EquipmentId                        | Unit 1                        |
| Capacity/Size Quantity             | 69                            |
| Capacity/Size UOM                  | Tons                          |
| Source of Capacity/Size            | Inspector Estimate            |
| Installation Year                  | 2014                          |
| Source of Installation Year        | Custodial Staff               |

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| Question   | Response                 |
|--|--------------------------|
| <b>AIR CONDITIONING</b>  |                          |
| <b>Chilled Water System</b>  |                          |
| <b>Packaged Air Cooled Chiller</b>                                 |                          |
| Refrigerant Type   | R-410A                   |
| Deficiency   | No deficiencies recorded |
| <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>   | Does not exist           |
| <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>                           | Does not exist           |
| <b>Refrigerant Piping</b>  | Does not exist           |
| <b>Return Fan</b>  | Does not exist           |
| <b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>                        | Does not exist           |
| <b>CLIMATE CONTROL SYSTEM</b>                                      | Inspected                |
| <b>BMS</b>   | Does not exist           |
| <b>Pneumatic System</b>  | Does not exist           |
| <b>Hybrid System</b>   | Does not exist           |
| <b>Electric System</b>   | Inspected                |
| Instance   | Throughout (Heating)     |
| Instance Condition   | 1- Good                  |
| Instance Quantity  | 1                        |
| Instance Quantity Uom  | EACH                     |
| Building Area Covered by Operational System                        | 81-100%                  |
| Deficiency   | No deficiencies recorded |
| Instance   | Throughout (Cooling)     |
| Instance Condition   | 1- Good                  |
| Instance Quantity  | 1                        |
| Instance Quantity Uom  | EACH                     |
| Building Area Covered by Operational System                        | 81-100%                  |
| Deficiency   | No deficiencies recorded |
| <b>COMPACTOR</b>   | Does not exist           |
| <b>CONVEYING</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>                                     | Does not exist           |
| <b>Water Service</b>   | Inspected                |
| Instance   | Water/Gas Meter Room 166 |
| Instance Condition   | 1- Good                  |
| Instance Quantity  | 1                        |
| 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   | NOT IN USE               |
| Deficiency Location/Instance                                       | Boiler Room (1 of 1)     |

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|---|--------------------------------|
| <b>DOMESTIC WATER SYSTEM</b>              |                                |
| <b>Domestic Hot Water System</b>          |                                |
| <b>Domestic Water Heat Exchanger</b>      |                                |
| Deficiency Quantity                       | 1                              |
| Quantity Uom                              | EACH                           |
| Potential Action                          | NO ACTION                      |
| Urgency of Action                         | PRIORITY 1                     |
| Purpose of Action                         | LEVEL 1                        |
| Violations                                | No violations recorded         |
| <b>Electric Domestic Water Heater</b>     |                                |
| Condition                                 | Inspected                      |
| Deficiency                                | 1- Good                        |
| Deficiency                                | No deficiencies recorded       |
| <b>Gas Fired Domestic Water Heater</b>    |                                |
| Condition                                 | Does not exist                 |
| <b>Oil Fired Domestic Water Heater</b>    |                                |
| Condition                                 | Does not exist                 |
| <b>Heat Pump Domestic Water Heater</b>    |                                |
| Condition                                 | Does not exist                 |
| <b>Domestic Water Distribution Piping</b> |                                |
| Condition                                 | Inspected                      |
| Deficiency                                | 3- Fair                        |
| Deficiency                                | DEFECTIVE VALVE                |
| Deficiency Location/Instance              | Water/Gas Meter Room 166       |
| Deficiency Quantity                       | 3                              |
| Quantity Uom                              | EACH                           |
| Potential Action                          | REPLACE                        |
| Urgency of Action                         | PRIORITY 3                     |
| Purpose of Action                         | LEVEL 2                        |
| Violations                                | No violations recorded         |
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>  |                                |
| Condition                                 | Inspected                      |
| <b>Interior Storm Piping</b>              |                                |
| Condition                                 | Inspected                      |
| Deficiency                                | 3- Fair                        |
| Deficiency                                | DEFECTIVE/LEAKS                |
| Deficiency Location/Instance              | Corridor near Room 115         |
| Deficiency Quantity                       | 10                             |
| 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>           |                                |
| Condition                                 | Inspected                      |
| Deficiency                                | 3- Fair                        |
| Deficiency                                | INTERIOR FLOOR DRAIN: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                        |
| Violations                                | No violations recorded         |
| <b>Sewage Ejector Pump</b>                |                                |
| Condition                                 | Does not exist                 |
| <b>Sump Pump</b>                          |                                |
| Condition                                 | Inspected                      |
| Deficiency                                | 4- Between Fair and Poor       |
| Deficiency                                | DEFECTIVE/DETERIORATED         |
| Deficiency Location/Instance              | Boiler Room (1 of 2)           |
| Deficiency Quantity                       | 1                              |
| Quantity Uom                              | EACH                           |
| Potential Action                          | REPLACE                        |
| Urgency of Action                         | PRIORITY 3                     |
| Purpose of Action                         | LEVEL 2                        |

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|--|--------------------------|
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>               |                          |
| <b>Sump Pump</b>                                       |                          |
| Violations   | No violations recorded   |
| Deficiency   | DEFECTIVE                |
| Deficiency Location/Instance                           | Boiler Room (1 of 2)     |
| Deficiency Quantity                                    | 1                        |
| Quantity Uom   | EACH                     |
| Potential Action                                       | REPAIR                   |
| Urgency of Action                                      | PRIORITY 3               |
| Purpose of Action                                      | LEVEL 2                  |
| Violations   | No violations 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   | CRACKED/PHYSICAL DAMAGE  |
| Deficiency Location/Instance                           | Room 164 - Toilet Room   |
| Deficiency Quantity                                    | 1                        |
| Quantity Uom   | EACH                     |
| Potential Action                                       | REPLACE                  |
| Urgency of Action                                      | PRIORITY 3               |
| Purpose of Action                                      | LEVEL 2                  |
| Violations   | No violations 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  | 3- Fair                  |
| Deficiency   | No deficiencies recorded |
| <b>Lavatory/Sink</b>                                   |                          |
|  | Inspected                |
| Condition  | 2- Between Good and 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  | 2- Between Good and Fair |
| Deficiency   | No deficiencies 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  | 3- Fair                  |

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|--|----------------------------|
| <b>GAS SERVICE</b>   |                            |
| <b>Gas Distribution Piping</b>                             |                            |
| Deficiency   | No deficiencies recorded   |
| <b>Gas Meter Room Exhaust Fan</b>                          | Does not exist             |
| <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>                               | Does not exist             |
| <b>HEATING</b>   | Inspected                  |
| <b>Heating Coil In Ductwork</b>                            | Does not exist             |
| <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  | 3- Fair                    |
| Deficiency   | No deficiencies recorded   |
| <b>MER Steam and Condensate Piping</b>                     | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance                               | PH MER                     |
| Deficiency Quantity  | 60                         |
| Quantity Uom   | L.F.                       |
| Potential Action   | MAINTENANCE                |
| Urgency of Action  | PRIORITY 3                 |
| Purpose of Action  | LEVEL 2                    |
| Violations   | No violations recorded     |
| <b>Steam Condensate Return Piping</b>                      | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | No deficiencies recorded   |
| <b>Steam Condensate Return Pumping System</b>              | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | No deficiencies recorded   |
| <b>Steam Piping</b>  | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | No deficiencies recorded   |
| <b>Terminal Unit Thermostatic Trap</b>                     | Does not exist             |
| <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                               | Main Entrance, PH 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? | No                         |
| Burner Manufacturer  | Preferred Utilities        |
| Burner Model   | BE253M4                    |

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| Question                                       | Response                            |
|--|-------------------------------------|
| <b>HEATING PLANT</b>                           |                                     |
| Burner Type                                    | Oil                                 |
| Heating Plant Oil Number                       | 4                                   |
| <b>Boiler Auxiliaries</b>                      |                                     |
| Instance on 1st Floor                          | Inspected                           |
| <b>Boiler Auxiliary Piping</b>                 |                                     |
| Instance on 1st Floor                          | Inspected                           |
| Instance Condition                             | 3- Fair                             |
| Deficiency                                     | DEFECTIVE BOILER FEEDWATER PIPING   |
| Deficiency Location/Instance                   | Boiler Room @ Boiler Feedwater Tank |
| 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 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                          | Does not exist                      |
| <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                          | Does not exist                      |
| <b>Boiler Room Steam And Condensate Piping</b> |                                     |
| Instance on 1st Floor                          | Inspected                           |
| 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                              | 2,064                               |



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|---------------------------------------|--|
| <b>HEATING PLANT</b>                  |  |
| <b>Boiler System</b>                  |  |
| <b>Steam Boiler</b>                   |  |
| Instance Quantity Uom                 | MBH NET  |
| Cast Iron Boiler?                     | No   |
| Manufacturer                          | Kewanee Boiler Corporation   |
| EquipmentId                           | 67402-1  |
| Capacity/Size Quantity                | 2658   |
| Capacity/Size UOM                     | MBH Gross  |
| Source of Capacity/Size               | Documented   |
| Installation Year                     | 1975   |
| Source of Installation Year           | Documented   |
| Deficiency                            | DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY |
| Deficiency Quantity                   | 1  |
| Quantity Uom                          | EACH   |
| Potential Action                      | MAINTENANCE  |
| Urgency of Action                     | PRIORITY 5   |
| Purpose of Action                     | LEVEL 6  |
| Violations                            | No violations recorded   |
| Instance                              | Boiler Room  |
| Instance Condition                    | 3- Fair  |
| Instance Quantity                     | 2,064  |
| Instance Quantity Uom                 | MBH NET  |
| Cast Iron Boiler?                     | No   |
| Manufacturer                          | Kewanee Boiler Corporation   |
| EquipmentId                           | 67402-2  |
| Capacity/Size Quantity                | 2658   |
| Capacity/Size UOM                     | MBH Gross  |
| Source of Capacity/Size               | Documented   |
| Installation Year                     | 1975   |
| Source of Installation Year           | Documented   |
| Deficiency                            | LEAKY/PLUGGED TUBES  |
| Deficiency Quantity                   | 4  |
| Quantity Uom                          | EACH   |
| Potential Action                      | REPLACE  |
| Urgency of Action                     | PRIORITY 3   |
| Purpose of Action                     | LEVEL 2  |
| Violations                            | No violations recorded   |
| Deficiency                            | DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY |
| Deficiency Quantity                   | 1  |
| Quantity Uom                          | EACH   |
| Potential Action                      | MAINTENANCE  |
| Urgency of Action                     | PRIORITY 5   |
| Purpose of Action                     | LEVEL 6  |
| Violations                            | No violations 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                               | OIL BURNER:DEFECTIVE                   |
| Deficiency Location/Instance             | Boiler 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>Fuel Oil Storage/Supply System</b>    |  |
| Instance on 1st Floor                    | Inspected                              |
| Instance Condition                       | 1- Good                                |
| Deficiency                               | FUEL OIL TRANSFER PUMP:DEFECTIVE       |
| Deficiency Location/Instance             | Building Exterior - Fuel Oil Pump 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>Gas Trains And Vent At The Boiler</b> |  |
| Instance on 1st Floor                    | Does not exist                         |
| <b>Enclosed IDF Room</b>                 |  |
| Instance on Room 147                     | Inspected                              |
| <b>Dedicated A/C Equipment</b>           |  |
| Instance on Room 147                     | Inspected                              |
| Instance Condition                       | 4- Between Fair and Poor               |
| Deficiency                               | DOES NOT EXIST                         |
| Deficiency Location/Instance             | Room 147                               |
| 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                    | Not required                           |
| <b>Gas System</b>                        |  |
| Instance on 1st Floor                    | Does not exist                         |
| <b>Grease Trap</b>                       |  |
| Instance on 1st Floor                    | Inspected                              |
| Instance Condition                       | 4- Between Fair and Poor               |
| Deficiency                               | DEFECTIVE/CLOGGED                      |
| Deficiency Location/Instance             | Kitchen                                |
| Deficiency Quantity                      | 1                                      |
| Quantity Uom                             | EACH                                   |
| Potential Action                         | MAINTENANCE                            |
| Urgency of Action                        | PRIORITY 3                             |
| Purpose of Action                        | LEVEL 2                                |
| Violations                               | No violations recorded                 |

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| <b>Question</b>                           | <b>Response</b>          |
|---|--------------------------|
| <b>KITCHEN</b>                            |                          |
| <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                        | 1- Good                  |
| Deficiency                                | No deficiencies recorded |
| <b>Hood Fire Suppression System</b>       |                          |
| Instance on 1st Floor                     | Does not exist           |
| <b>Hot Water Temperature Booster</b>      |                          |
| Instance on 1st Floor                     | Does not exist           |
| <b>Kitchen Sink</b>                       |                          |
| Instance on 1st Floor                     | Inspected                |
| Instance Condition                        | 3- Fair                  |
| 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                  |
| Violations                                | No violations recorded   |
| <b>MDF Room</b>                           | Inspected                |
| Instance on Room inside Room 116          | Inspected                |
| <b>Dedicated A/C Equipment</b>            |                          |
| Instance on Room inside Room 116          | 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> | Inspected                |
| Condition                                 | 3- Fair                  |
| Deficiency                                | NOT IN USE               |
| Deficiency Location/Instance              | Water/Gas Meter Room 166 |
| Deficiency Quantity                       | 1                        |
| Quantity Uom                              | EACH                     |
| Potential Action                          | NO ACTION                |
| Urgency of Action                         | PRIORITY 1               |
| Purpose of Action                         | LEVEL 1                  |
| Violations                                | No violations recorded   |
| <b>Fire Booster Pump Assembly</b>         | Does not exist           |
| <b>Roof Tank</b>                          | Does not exist           |
| <b>Siamese Connection</b>                 | Does not exist           |
| <b>Sprinkler Head</b>                     | Inspected                |
| Condition                                 | 3- Fair                  |
| Deficiency                                | DEFECTIVE/DETERIORATED   |

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| <b>Question</b>   | <b>Response</b>   |
|---|---|
| <b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>                         |   |
| <b>Sprinkler Head</b>   |   |
| Deficiency Location/Instance                                      | Rooms 119, 160 (obstructed, 3); Rooms 160, 162 (painted, 4) |
| Deficiency Quantity   | 7   |
| 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  | 3- Fair   |
| Deficiency  | DEFECTIVE VALVE   |
| Deficiency Location/Instance                                      | Water/Gas Meter Room 166                                    |
| Deficiency Quantity   | 1   |
| Quantity Uom  | EACH  |
| Potential Action  | REPLACE   |
| Urgency of Action   | PRIORITY 3  |
| Purpose of Action   | LEVEL 2   |
| Violations  | No violations recorded                                      |
| Deficiency  | DEFECTIVE/LEAKS   |
| Deficiency Location/Instance                                      | Water/Gas Meter Room 166                                    |
| Deficiency Quantity   | 10  |
| Quantity Uom  | L.F.  |
| Potential Action  | REPLACE   |
| Urgency of Action   | PRIORITY 3  |
| Purpose of Action   | LEVEL 2   |
| Violations  | No violations recorded                                      |
| <b>Standpipe System</b>   |   |
| Condition   | Does not exist  |
| <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   |
| Condition   | 3- Fair   |
| Approximate Total # of Fans                                       | 1-25  |
| Deficiency  | DEFECTIVE/DETERIORATED                                      |
| Deficiency Location/Instance                                      | Roof / Toilet Exhaust                                       |
| Deficiency Quantity   | 1   |
| Quantity Uom  | EACH  |
| Potential Action  | REPLACE   |
| Urgency of Action   | PRIORITY 3  |
| Purpose of Action   | LEVEL 2   |
| Violations  | No violations recorded                                      |
| <b>Heating And Ventilating Unit</b>                               |   |
| Condition   | Does not exist  |
| <b>Metal Ductwork</b>   |   |
| Condition   | Inspected   |
| Condition   | 3- Fair   |
| Are there any uninsulated ductwork by design in Mechanical rooms? | Yes   |
| Are there chain operated dampers?                                 | No  |
| Deficiency  | DAMAGED/MISSING INSULATION                                  |
| Deficiency Location/Instance                                      | PH MER  |
| Deficiency Quantity   | 40  |
| Quantity Uom  | L.F.  |
| Potential Action  | MAINTENANCE   |
| Urgency of Action   | PRIORITY 3  |
| Purpose of Action   | LEVEL 2   |
| Violations  | No violations recorded                                      |

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| Question           | Response       |
|--------------------|----------------|
| <b>VENTILATION</b> |                |
| Supply Fan         | Does not exist |
| Unit Ventilator    | Does not exist |