

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

Mechanical Inspection

X137

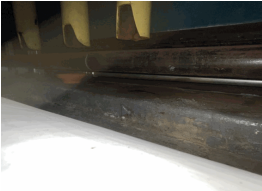
Asset: I.S. 391 (UDC) - BRONX, 2225 WEBSTER AVENUE, BRONX, NY, 10457

Inspection Id	Inspection Type	Time In	Last Edited
4146	MECHANICAL	2024-03-20 09:04AM	2024-06-10 05:50PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Exhaust Fan (~50%) Years: 2021 Systems: CO/Gas Leak Detection (1 of 2) Years: 2019 Systems: Enclosed IDF Room - Dedicated A/C Equipment: Room 402 inside Medical Suite 435 (DX Split System) Years: 2017 Systems: Fixtures - Toilets, Urinals Years: 2015 Systems: Heating Plant; Climate Control System (except Terminal Unit Control Valves and Pneumatic Tubing); F&T/Steam Drip Traps; Gas Service (except for Science Rooms); Domestic Hot Water System; Sump Pumps (2 of 3); Kitchen - Hot Water Temperature Booster Years: 2014 Systems: Water Cooled Chillers; Cooling Tower; Refrigerant Leak Detection System Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	1st Floor - 1st Floor MER, Chiller Room, Boiler Room Mechanical Area; MER above Video Classroom 220 (by Auditorium); 3rd Floor - MER below Gymnasium; Gymnasium - MER; Room 453 - MERs
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	3rd Floor Corridor near Stair "E", 4th Floor TAPCO Cafeteria, 5th Floor Cafeteria (painted, 40)
Are there any Emergency Stop Switches with Missing Hammers?	Component: Chiller Room Entrance (1 of 2) Location: Chilled Water Distribution: Piping, Pumps and Auxiliary




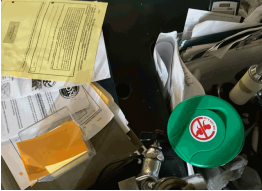
Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Defective Sprinkler/Standpipe System	Defective/Leaks	Sprinkler Piping	Crawlspace - Folin Street Side / Siamese Connection Piping	Babacar Sissoko	Fireman	No Photo Taken
Yes	Defective Sprinkler/Standpipe System	Not Operational	Water Gong	Boiler Room - Water Meter Room	Babacar Sissoko	Fireman	No Photo Taken
Yes	Defective Boiler Safety Auxiliary	(1)	Boiler Safety Valve	Boiler Room @ Boiler #1	Babacar Sissoko	Fireman	

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Yes	Defective CO/Gas Leak Detection	Fault Signal At Panel	CO/Gas Leak Detection	Boiler Room Mechanical Area	Babacar Sissoko	Fireman	
Yes	Defective Sprinkler/Standpipe System	Stair "A/5" (missing valve handle); Stairs "B/2", "B/4", "C/4" (valve outlets have insufficient clearance to connect fire hose)	Hose Valve Assembly	Stairs "A/5", "B/2", "B/4", "C/4"	Babacar Sissoko	Fireman	
Yes	Other	Fault Signal At Panels (2)	Refrigerant Leak Detection System	Boiler Room Entrance, Custodian's Office 106	Babacar Sissoko	Fireman	
Yes	Other	Deteriorated	Science Lab - Eye Wash	Room 444	Babacar Sissoko	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	AUXILIARIES:EMERGENCY STOP SWITCH: MISSING HAMMER
Deficiency Location/Instance	Chiller Room Entrance (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Central Station Air Handler	Inspected
Instance	1st Floor MER

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-1
Capacity/Size Quantity	60
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	1st Floor MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	1st Floor MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-2
Capacity/Size Quantity	50
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	1st Floor MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room Mechanical Area
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-3
Capacity/Size Quantity	50
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room Mechanical Area
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-4
Capacity/Size Quantity	40
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER above Video Classroom 220
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-5
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	MER above Video Classroom 220
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER above Video Classroom 220
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-6
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)

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AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Deficiency Location/Instance	MER above Video Classroom 220
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	3rd Floor - MER below Gymnasium
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-7
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	3rd Floor - MER below Gymnasium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER 453B
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-9
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	MER 453B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	3rd Floor - MER below Gymnasium
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-8
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP

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AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Capacity/Size	Inspector Estimate
Installation Year	1975
Source of Installation Year	Documented
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	3rd Floor - MER below Gymnasium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	Inspected
Instance	1st Floor - Chiller Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller No. 1
Capacity/Size Quantity	300
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Custodial Staff
Refrigerant Type	R-134A
Deficiency	No deficiencies recorded
Instance	1st Floor - Chiller Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	Chiller No. 2
Capacity/Size Quantity	300
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Custodial Staff
Refrigerant Type	R-134A
Deficiency	No deficiencies recorded
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Inspected
Instance	5th Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Baltimore Air Coil (BAC)
EquipmentId	CT-1
Capacity/Size Quantity	600
Capacity/Size UOM	Tons

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Question	Response
AIR CONDITIONING	
Cooling Tower	
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
DX Split System	
	Inspected
Indoor Unit	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	
	Does not exist
Packaged / Rooftop Unit	
	Does not exist
Packaged Terminal A/C	
	Does not exist
Refrigerant Leak Detection System	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Custodian's Office 106, Boiler Room Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Refrigerant Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Lower Roof
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	1st Floor MER / RF-2 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	Inspected
Deficiency	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room - Water Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	1st Floor MER @ AC-1, MER above Video Classroom 220 @ - AC-5, AC-6; 3rd Floor - MER below Gymnasium @ AC-7
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 111
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room - Water Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Amtrol Inc.
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	12
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Inspector Estimate

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DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Installation Year	1975
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	
	Does not exist
Water Service	
	Inspected
Instance	Boiler Room, Boiler Room - Water Meter Room
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room, Boiler Room - Water Meter Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	
	Inspected
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
	Inspected
Condition	2- Between Good and Fair
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	
	Inspected
Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Gas Fired Domestic Water Heater	
	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	600
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Heat Pump Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area; Gymnasium
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement - Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 206
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Room 206
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 3rd Floor - Boys	Inaccessible
Instance on 3rd Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	2- Between Good and Fair

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GAS SERVICE	
Gas Pressure Booster	
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Etter
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
	Inspected
Instance	Boiler Room, 2nd Floor Corridor above Boiler Room (CO Leak Detection)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance	Boiler Room, Gas Meter Room (Gas Leak Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Heating Coil In Ductwork	
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	3- Fair
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	
	Does not exist
Hot Water Heat Exchanger	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	
	Inspected

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 453 - MERs
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various Locations
Deficiency Quantity	21
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Instance on 1st Floor	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes No
Burner Manufacturer	Webster
Burner Model	HDLRV5G-50-RM7840L-F-M.40H-UL-IRI
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE BOILER FEEDWATER PIPING
Deficiency Location/Instance	Boiler Room near Boiler Feedwater Treatment
Deficiency Quantity	1

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler System	
Instance on 1st Floor	Inspected
Coal-fired Boiler	
Instance on 1st Floor	Does not exist
Hot Water Boiler	
Instance on 1st Floor	Does not exist
Modular Boiler	
Instance on 1st Floor	Does not exist
Steam Boiler	
Instance on 1st Floor	Inspected
Instance on 1st Floor	Inspected

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HEATING PLANT	
Boiler System	
Steam Boiler	
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	6,877
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	102877-01
Capacity/Size Quantity	8857
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	6,877
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	102877-02
Capacity/Size Quantity	8857
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	6,877
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	102877-03
Capacity/Size Quantity	8857
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on 1st Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	

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Question	Response
HEATING PLANT	
Fuel System	
Burner/Burner Control Panel	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on 1st Floor	Does not exist
Gas Trains And Vent At The Boiler	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on 2nd Floor - Room adjacent to Elevator; 4th Floor - Room adjacent to Elevator	Inspected
Instance on Room 402 inside Medical Suite 435	Inspected
Instance on Room 530	Inspected
Dedicated A/C Equipment	
Instance on 2nd Floor - Room adjacent to Elevator; 4th Floor - Room adjacent to Elevator	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 402 inside Medical Suite 435	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 530	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 530
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
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
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
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
MDF Room	Inspected
Instance on 3rd Floor - Room adjacent to Elevator	Inspected
Dedicated A/C Equipment	
Instance on 3rd Floor - Room adjacent to Elevator	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 444	Inspected
Alternative Use	No
Instance on Rooms 407, 409, 448	Inspected
Alternative Use	Yes
Instance on Rooms 506, 508	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 444	Does not exist
Instance on Rooms 407, 409, 448	Does not exist
Instance on Rooms 506, 508	Does not exist
CO Detector	
Instance on Room 444	Not required
Instance on Rooms 407, 409, 448	Not required
Instance on Rooms 506, 508	Not required
Emergency Shower	
Instance on Room 444	Does not exist
Instance on Rooms 407, 409, 448	Does not exist
Instance on Rooms 506, 508	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 444	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE

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Question	Response
SCIENCE LAB	
Eye Wash	
Deficiency Location/Instance	Room 444
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 407, 409, 448	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 506, 508	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 444	Does not exist
Instance on Rooms 407, 409, 448	Does not exist
Instance on Rooms 506, 508	Does not exist
Hood Exhaust Fan	
Instance on Room 444	Does not exist
Instance on Rooms 407, 409, 448	Does not exist
Instance on Rooms 506, 508	Does not exist
Fixed Laboratory Hood	
Instance on Room 444	Does not exist
Instance on Rooms 407, 409, 448	Does not exist
Instance on Rooms 506, 508	Does not exist
Laboratory Sink	
Instance on Room 444	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 444 (6 of 6)
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 444 (3 of 6)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 407, 409, 448	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 506, 508	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 444	Does not exist

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Question	Response
SCIENCE LAB	
Make-up Air Unit	
Instance on Rooms 407, 409, 448	Does not exist
Instance on Rooms 506, 508	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 520	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 520	Does not exist
CO Detector	
Instance on Room 520	Not required
Emergency Shower	
Instance on Room 520	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 520	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 520	Does not exist
Hood Exhaust Fan	
Instance on Room 520	Does not exist
Fixed Laboratory Hood	
Instance on Room 520	Does not exist
Laboratory Sink	
Instance on Room 520	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 520	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	3rd Floor Corridor near Stair "E", 4th Floor TAPCO Cafeteria, 5th Floor Cafeteria (painted, 40)
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Crawlspace - Folin Street Side / Siamese Connection Piping
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Stair "A/5" (missing valve handle); Stairs "B/2", "B/4", "C/4" (valve outlets have insufficient clearance to connect fire hose)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE FIRE HOSE CABINET
Deficiency Location/Instance	Staircases, Corridors
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room - Water Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair

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Question	Response
VENTILATION	
Metal Ductwork	
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Kitchen, Boys Locker Room, Library
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist