

**NYC Department of Education  
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M855

**Asset: ELEANOR ROOSEVELT HS - MANHATTAN, 411 EAST 76 STREET, New York, 10021**

Inspection Id	Inspection Type	Time In	Last Edited
ME : M855	Mechanical	2018-02-26 11:00 AM	2018-03-08 5:24 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	60
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	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Sump Pump
	Years: 2012
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2)
	Years: 2011
	Systems: Domestic Hot Water System
	Years: 2008

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	5 - Poor
Deficiency	UP TO 5 TONS: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 118
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Outdoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	McQuay
Equipment	AC-5
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	McQuay
Equipment	AC-6
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	McQuay
Equipment	AC-3, AC-4
Capacity/Size Quantity	24
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Lennox
Equipment	AC-2, AC-7

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Capacity/Size Quantity	9
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	McQuay
Equipment	AC-1, AC-8
Capacity/Size Quantity	49
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	Throughout
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2003
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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>	Inspected
Instance	Room 131
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	SyncroFlo
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	28
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation	Documented
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Room 131
Instance Condition	1 - Good
Instance Quantity	2

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	Inspected
<b>Water Service</b>	Inspected
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Room 124
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Water Heater
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	85
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	1 - Good
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms 204, 206, 407
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Hallway near Room 520
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>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>	Does not Exist
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Girl's Toilet Rooms 308, 505, Boy's Toilet Rooms 310, 508
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Does not Exist
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
<b>Enclosed IDF Room</b>	Inspected
Instance on Rooms 103, 207, 311, 509	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 103, 207, 311, 509	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 103, 207, 311, 509
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>KITCHEN</b>	
Instance on 2nd Floor	Inspected
<b>CO Detector</b>	Not Required
Instance on 2nd Floor	Not Required
<b>Gas System</b>	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Grease Trap</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 2nd Floor	Inspected

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<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 408	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 408	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Rooms 402, 403, 409	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 402, 403, 409	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Rooms 402, 403, 409	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Does not Exist
Instance on Rooms 402, 403, 409	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Rooms 402, 403, 409	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Rooms 402, 403, 409	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Rooms 402, 403, 409	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Does not Exist



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<b>SCIENCE DEMO ROOM</b>	
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 402, 403, 409	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 402, 403, 409	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 402, 403, 409	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Rooms 414, 417	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 414, 417	Does not Exist
<b>CO Detector</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 414, 417	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 414, 417	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 415	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 415	Does not Exist
<b>CO Detector</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	
<b>CO Detector</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	Inspected
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 415	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>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair

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<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist