

The steam is fed to steam radiators spread throughout the building except for the second through fourth floors. Steam from the boiler is also fed to a hot water converter with two pumps. The upper floors are heated with hot water radiators. The steam radiators are provided with manually controlled valves and Barns & Jones Model 122 steam traps. The steam radiator in ground floor women's

toilet was disconnected and lying loose in one of the front rooms. There is no provision for combustion air for the boiler in the boiler room itself. The boiler during operation draws air from the basement rooms. The fuel oil tank is also located in the boiler room.

The condensate pump set was cycling even though the boiler was off. This probably needs attention.

As far as air-conditioning is concerned, there are approximately twelve (12) window air-conditioners in various windows of the building. The fourth floor attic space has several DX type air handling units which seem to air condition the fourth floor and perhaps the third floor as well. The ductwork could not be traced. All units appear to be functioning.

There are five (5) air-cooled condensing units located on the roof, as follows:

- A. Carrier Model 38BA608540 (about 65 MBH capacity)
- B. Carrier Model 38CB060400 (about 60 MBH capacity)
- C. Carrier Model 38GS024340 (about 24 MBH capacity)

They all appear to be new and functioning.

If the remaining floors of the building need air-conditioning, then it could easily be done only by window-type air-conditioners or through the wall-type incremental units which may not be esthetically acceptable.

The plumbing pipes, as observed in the basement, appear to be in good condition and show no evidence of leakage. It was noted that the floor drain located in the basement was clogged and could be a groundwater problem as small fish were observed in the water. The recently renovated toilet rooms were adequate in number and in good condition. Hot water is provided by an oil-fired A. O. Smith hot water heater.