

MECHANICAL EQUIPMENT									
Line #	LOCATION/UNIT	MAKER	TYPE	GAS / ELEC.	MODEL NUMBER	SERIAL NUMBER	CONDITION	MFG. DATE	COST TO REPAIR/ REPLACE
<u>Mechanical Room Left Hand side 3rd Floor</u>									
1	Furnace with cooling coil	ICP	Cooling Coil	Gas	EVM4X48M21A1E	J241318312	Poor	March 2024	\$2,850.30
	Condenser	Heil	Condenser	Electric	N4A5S48KAWAABAA	X240981458	Ok	2024	
<u>Mechanical Room Right Hand side 3rd Floor</u>									
2	Furnace with cooling coil	Trane	Cooling Coil	Gas	4PXCCU48BS3HAAA	18281PFE5G	Poor	2018	\$2,850.30
	Condenser	Trane	Condenser	Electric	4TTR4048L1000AA	18282X1A3F	Ok	2018	
<u>Mechanical Closet behind Front Desk</u>									
3	Furnace with cooling coil	ICP	Cooling Coil	Gas	END4X60C24A2	X103732102	Poor	2010	\$13,640.00
	Condenser	Carrier	Condenser	Electric	24ACC460A300	2615E10611	Poor	2015	
<u>HVAC serving Vestibule</u>									
4	Condenser	Goodman	Condenser	Electric	VSZ130301AD	1305112286	Poor	2013	N/A
	Condenser	AO Smith	Storage Tank	N/A	VSZ130301AD	1305112287	Poor	2013	
<u>Mini Split serving Elevator Mechanical Room</u>									
5	Mini Split indoor unit	Bosch	Cooling Coil	Electric	BMS500-AAU012-1AHWC	399A-476-000735-8733956176	Not operational	2024	\$6,470.25
	Mini Split condenser	Bosch	Condenser	Electric	BMS500-AAS012-1CSXRC	399A-478-000060-8733956190	Not operational	2024	
<u>PTAC</u>									
6	PTAC serving rooms	Seasons, Frigidaire, Carrier	PTAC	Electric	SP09H2-20	N/A	Ok	1999 and 2022	\$27,500.00

DEFICIENCIES AND PROPOSED MEASURES	
1	During evaluation found indoor unit operating without filter. Poor condition of evaporator coil and combustion chamber due to no filter operation. Need to remove and clean cooling coil with combustion chamber. At time of inspection, outdoor unit was not powered and circuit breakers not marked.
2	During evaluation found indoor unit operating without filter. Poor condition of evaporator coil and combustion chamber due to no filter operation. Need to remove and clean cooling coil with combustion chamber. At time of inspection, outdoor unit was not powered and circuit breakers not marked.
3	During evaluation found indoor unit not operational. Indoor cooling coil was replaced in 2010, outdoor unit was replaced in 2015. Furnace is older than 15 years, no nameplate found. No filter found in filter rack. Suggesting replacement.
4	During evaluation of 2 fan coil systems serving vestibule, found no access to indoor units, no nameplates visible. One indoor unit was operating out of 4 pcs of equipment. Circuit breakers are not marked. Outdoor units are heat pump and not installed per manufacturer specifications. Found ceiling water damage under indoor units. Suggesting replacement, price is not provided - need to know if can be replaced with different style of the equipment.
5	During evaluation of mini split system serving elevator room, found unit in inverter error (needs troubleshooting and repair or replacement). Indoor unit is not installed per elevator mechanical room requirements (protection from water leakage for indoor unit and condensate pump). Price given for replacement.
6	During evaluation of 80 PTAC units found systems working without filters with removed front covers. Found blowers that needs to be cleaned. Found some units requiring replacement due to age. Suggest to buy 5 extra PTAC units for replacement where needed. All other ones: perform maintenance, sanitizing and cleaning of evaporator coils and blowers.

LINK TO PICTURES:

<https://www.dropbox.com/scl/fo/u4q1rop5a08iv7z150zy6/AF78zLJnI8mYphxMlz2r9pk?rlkey=808sbyr3ls7r3sji588m1xh0&dl=0>