



MEP Academy

Equipment Survey

MECHANICAL EQUIPMENT SITE SURVEY REPORT



PROJECT NAME

Harvard Center Mall

PROJECT ADDRESS

23 Sixth Street

PROJECT NUMBER

26-004

SURVEY DATE

2026-07-20

PREPARED FOR

The Harvard Group LLC

Attention: Joe Baseball, Project Manager

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PREPARED BY

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This equipment condition assessment was prepared for The Harvard Group LLC to document the existing condition of selected HVAC equipment serving the Harvard Center Mall. The survey included five representative pieces of mechanical equipment consisting of packaged rooftop, central cooling, heating hot water, split-system, and air distribution equipment.

Based on the visual observations and equipment information collected during the site survey, the equipment ranges in condition from Good to Very Poor. Of particular concern are the 200-ton air-cooled chiller and the 1,999,000 BTUH input heating hot water boiler, both of which exhibit conditions that warrant further evaluation and consideration for replacement. The 4-ton packaged rooftop unit is also in Poor condition and should be evaluated as part of near-term capital planning.

The 3.5-ton split-system condenser was observed to be in Good condition and appears suitable for continued service based on the conditions documented during the survey. The VAV terminal unit was assessed as being in Fair condition. No equipment nameplate was available or visible for the VAV; therefore, its identification and assessment are based on field observations and photographic documentation.

Equipment Condition Summary

The overall assessment indicates that capital planning should focus primarily on the heating hot water boiler and air-cooled chiller, followed by the packaged rooftop unit. Equipment rated Fair or Good can generally remain in service, subject to normal preventive maintenance and verification of satisfactory operation.

This report provides an organized record of the equipment observed, including available nameplate information, field-collected equipment data, condition assessments, photographs, and related observations. The findings are intended to assist The Harvard Group LLC with maintenance planning, budgeting, and future equipment replacement decisions.

Condition ratings presented in this report are based on visual observations and information available at the time of the site survey. They are not intended to constitute a comprehensive mechanical, electrical, or performance evaluation of the equipment.

The scope of this survey consisted of a visual condition assessment and documentation of selected HVAC equipment serving the Harvard Center Mall.

The survey included: Identification and documentation of selected HVAC equipment. Collection of available manufacturer, model, serial number, capacity, electrical, and other equipment nameplate information.

Photographic documentation of equipment and accessible nameplates. Visual assessment of the general physical condition of each piece of equipment. Assignment of an overall equipment condition rating. Documentation of visible deficiencies and notable existing conditions. Development of general maintenance and replacement-planning recommendations based on observed conditions.

The equipment surveyed included a packaged rooftop unit, air-cooled chiller, heating hot water boiler, split-system condenser, and VAV terminal unit.

The survey was visual and non-destructive. Equipment was not disassembled, and detailed operational testing, performance testing, refrigerant analysis, electrical testing, controls testing, water treatment analysis, or code-compliance evaluation was not included in the scope unless specifically noted within an individual equipment record. The information contained in this report represents conditions observed and information available at the time of the site survey.



Recommendations

Based on the conditions observed during the survey, priority should be given to further evaluation and replacement planning for the heating hot water boiler and air-cooled chiller. The packaged rooftop unit should also be included in near-term capital planning due to its poor condition.

Equipment currently rated Fair or Good should remain on a routine preventive maintenance program and be periodically reassessed for changes in condition. Replacement priorities should consider equipment age, reliability, maintenance history, operating costs, parts availability, and the operational impact of an unexpected failure.



Project Information

PROJECT DETAILS

PROJECT NAME
Harvard Center Mall

PROJECT NUMBER
26-004

SURVEY DATE
2026-07-20

REPORT DATE
8/15/2026

PROJECT ADDRESS
23 Sixth Street

CLIENT INFORMATION

COMPANY / CUSTOMER
The Harvard Group LLC

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SURVEY SUMMARY

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EQUIPMENT SURVEYED

2026-07-20

SURVEY DATE

John Oquendo

PREPARED BY

EQUIPMENT TYPES INCLUDED

Rooftop Packaged Unit, Boiler, Chiller, Condenser, VAV Terminal Unit

SURVEYED BY

John Oquendo

Equipment Summary

TAG	TYPE	LOCATION	MANUFACTURER	MODEL	SERIAL	CONDITION	ACTION
AC-1	Rooftop Pack-aged Unit	Roof	Carrier	48FCEA	V1235677	Poor	Replace
B-1	Boiler	Basement	Raypak	H22009B	V1235677	Very Poor	Replacement of Boiler is recommended
CH-1	Chiller	Roof	Trane	RTAC 2004	V987654	Poor	Recommend replacing chiller
CU-1	Con-denser	Exterior	Goodman	GLXS4B3610AA	41087601	Good	None
VAV-24	VAV Terminal Unit	Ground Floor	Titus	DSV12	NA	Fair	Replace with new DDC Controls



AC-1

Rooftop Packaged Unit Roof

Condition: Poor

Recommended Action: Replace

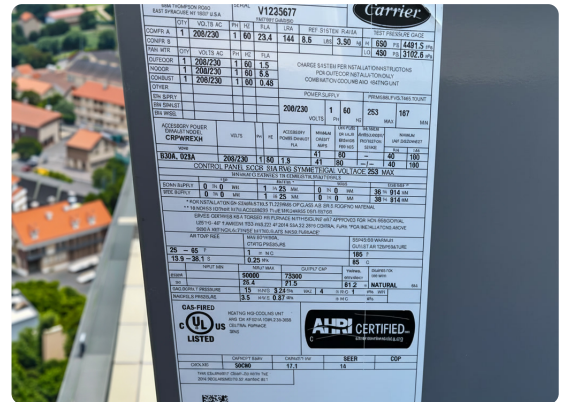
EQUIPMENT INFORMATION

Manufacturer	Carrier
Model Number	48FCEA
Serial Number	V1235677
Cooling Capacity	4-Tons
Heating Capacity	90,000 BTUH
Static Pressure Rating SP	1"
Equipment Location	Roof
Location Description	Easy access
Equipment Dimensions H x W x L	4 x 5 x 4.5
RTU Type	Gas Electric
Voltage	208 Volts
Phase	Single Phase
Refrigerant	R-410A
Fuel Type	Natural Gas
Does RTU have an Econ-omizer	NO
Does RTU have Powered Exhaust	NO
Does RTU have a Return Fan	NO
Does RTU have a Humid-ifier	NO
Does RTU have a Smoke Detector	NO
Does RTU have a VFD	NO

PHOTOS



Overall Equipment



Nameplate



AC-1

Rooftop Packaged Unit
Roof

Condition: Poor

Recommended Action: Replace

Does RTU have UV Lights	NO
Gas Pipe Size	3/4"
Condensate Pipe Size	3/4"
Supply Duct Size	18" x 12"
Return Duct Size	20" x 12"



B-1 Boiler Basement

Condition: Very Poor

Recommended Action: Replacement of Boiler is recommended

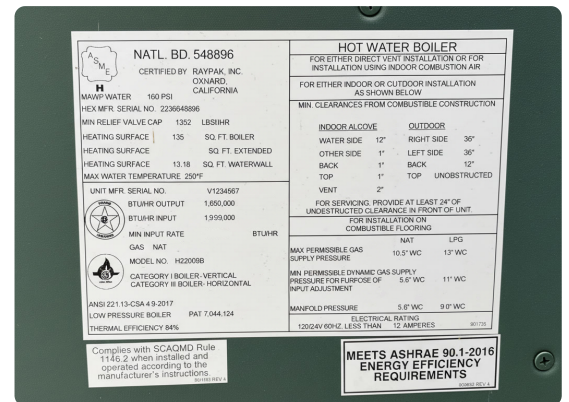
EQUIPMENT INFORMATION

Manufacturer	Raypak
Model Number	H22009B
Serial Number	V1235677
Heating Capacity	1,999,000 Input - 1,650,000 Output
Equipment Location	Basement
Location Description	Stairway. Difficult access.
Boiler Type	Non-Condensing Boiler
Fuel Type	Natural Gas
Fuel Pipe Size	1-1/2"
Voltage	120 Volts
Phase	Single Phase
Amps	less than 12 amps
Electrical Wire Size	#14
Electrical Conduit Size	3/4"
Equipment Dimensions H x W x L	8' x 4' x 6'

PHOTOS



Overall Equipment



Nameplate

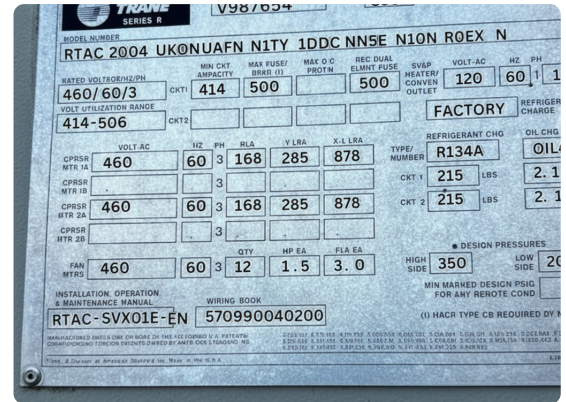
EQUIPMENT INFORMATION

Manufacturer	Trane
Model Number	RTAC 2004
Serial Number	V987654
Cooling Capacity in Tons	200 Tons
GPM or LPS (Evaporator)	480
Equipment Location	Roof
Location Description	Easy access
Equipment Dimensions H x W x L	18' x 6' x 6.5'
Chiller Type	Air-Cooled
Voltage	460 Volts
Phase	Three Phase
Amps	RLA 168
Electrical Wire Size	#10
Electrical Conduit Size	1"
Refrigerant	R-134A
Does Chiller have a VFD	NO

PHOTOS



Overall Equipment



Nameplate



CU-1

Condenser
Exterior

Condition: Good

Recommended Action: None

EQUIPMENT INFORMATION

Manufacturer	Goodman
Model Number	GLXS4B3610AA
Serial Number	41087601
Cooling Capacity	3-1/2 Tons
Equipment Location	Exterior
Location Description	Outside Mall Security Office
Equipment Dimensions H x W x L	3' x 3' x 4'
Condenser Type	Air-Cooled Condenser
Voltage	208 Volts
Phase	Single Phase
Amps	MCA 17.8
Refrigerant	R-32

PHOTOS



Overall Equipment



Nameplate



VAV-24

VAV Terminal Unit
Ground Floor

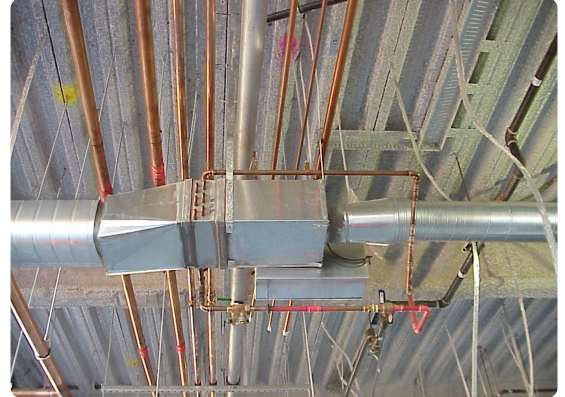
Condition: Fair

Recommended Action: Replace with new DDC Controls

EQUIPMENT INFORMATION

Manufacturer	Titus
Model Number	DSV12
Serial Number	NA
CFM or LPS	980 CFM
Equipment Location	Ground Floor
Location Description	Lobby
VAV Terminal Type	VAV Cooling Only
Supply Duct High-Side Inlet Size	12"
Supply Duct Low-Side Discharge Size	14" x 12"

PHOTOS



Overall Equipment

No Nameplate Photo



Assumptions & Limitations

This assessment is based on visual observations and information available at the time of the site survey. Equipment was not disassembled or subjected to comprehensive operational, electrical, controls, refrigerant, water quality, or performance testing unless specifically noted. Concealed conditions and deficiencies not readily observable may exist. Equipment condition ratings and recommendations represent professional observations based on the conditions documented at the time of the survey and should be used as general guidance for maintenance and capital planning.

Items Requiring Further Investigation

Further investigation is recommended for the heating hot water boiler and air-cooled chiller due to their observed condition. Review equipment age, maintenance and repair history, operating performance, controls, and parts availability to determine remaining useful life and replacement priority. The packaged rooftop unit should also receive additional evaluation to determine whether continued repairs are economically justified. The VAV terminal unit should be further investigated to confirm equipment identification, operating condition, and associated controls because no nameplate information was available.

Based on the findings of this survey, the following next steps are recommended:

- 1) Obtain a detailed evaluation of the heating hot water boiler and air-cooled chiller to determine remaining useful life and establish replacement priorities.
- 2) Develop preliminary replacement budgets for equipment identified as being in Poor or Very Poor condition for inclusion in future capital planning.
- 3) Evaluate the packaged rooftop unit to determine whether continued repair is appropriate or replacement should be scheduled.
- 4) Verify the identification, controls, and operating condition of the VAV terminal unit for which nameplate information was unavailable.
- 5) Continue routine preventive maintenance for equipment currently rated Fair or Good and periodically reassess its condition.
- 6) Update the equipment records as repairs, replacements, or additional equipment information become available.



Signature Page

Thank you for the opportunity to provide this site survey report. The information included in this report is based on the observations, documentation, and equipment information collected during the site visit. Please review the findings and contact the preparer with any questions or requested revisions.

PREPARED BY

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Signature

Date: 8/15/2026