

**NYC Department of Education
Building Condition Assessment Survey 2018 - 2019**

Mechanical Inspection

K006

Asset: P.S. 6 - BROOKLYN, 43 SNYDER AVENUE, New York, 11226

Inspection Id	Inspection Type	Time In	Last Edited
ME : K006	Mechanical	2019-03-08 8:23 AM	2019-03-25 3:46 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.	10,000
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	3
MERs/Fan Rooms Locations	Auditorium MER, MER 214, Penthouse MER I, Penthouse MER II
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: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2018
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2014
	Systems: Climate Control System - BMS
	Years: 2012
	Systems: Domestic Hot Water Remote Storage Tank (1 of 2)
	Years: 2011
	Systems: Domestic Hot Water Remote Storage Tank (1 of 2); Gas Fired Domestic Water Heater (1 of 2); CO/Gas Leak Detection
	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
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3 - Fair
Deficiency	OVER 5 TONS: DEFECTIVE CONDENSER FAN
Deficiency Location/Instance	Gymnasium Roof / ACC-5-1
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	OVER 5 TONS: DEFECTIVE COIL
Deficiency Location/Instance	Gymnasium Roof / ACC-5-1
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.
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	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	2012
Source of Installation	Inspector Estimate
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.
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist

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Question	Response
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
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	Pump and Sprinkler Room 004
Instance Condition	4 - Between Fair and Poor
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	30
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROLS
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.
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	2
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.
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance	Pump and Sprinkler Room 004
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room 006 (Domestic Water Main)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room 006 (Sprinkler Water Main)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room 006
Deficiency Quantity	1
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.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	325
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room / Kitchen
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.
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage Ejector Pump	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sump Pump	
	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not Exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girl's Toilet Room 314
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.
Locker Room Shower	
	Does not Exist
Sink And Fountain Combo Unit	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boy's Toilet Room 311
Deficiency Quantity	2

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Question	Response
FIXTURES	
Student	
Urinal	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2008
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Steam Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	1 - Good
Steam supplied by External Sources	
Condition	Does not Exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	2 - Between Good and Fair
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	8,598
Instance on Basement	MBH Net
Burner Type	Inspected
Heating Plant Oil Number	Dual Fuel (Gas/Oil)
	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room / Boiler #2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	105874-01
Capacity/Size Quantity	4,299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity	4,299
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	105874-02
Capacity/Size Quantity	4,299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL LEVEL GAUGE: DEFECTIVE
Deficiency Location/Instance	Boiler Room
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.
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not Exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Does not Exist
Instance on 1st Floor	Does not Exist
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 420A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 420A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 301	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 301	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 301	Not Required
Emergency Shower	Does not Exist
Instance on Room 301	Does not Exist
Eye Wash	Does not Exist
Instance on Room 301	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 301	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 301	Does not Exist

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Question	Response
SCIENCE DEMO ROOM	
Fixed Laboratory Hood	Does not Exist
Instance on Room 301	Does not Exist
Laboratory Sink	Inspected
Instance on Room 301	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 301	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 301A	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Inspected
Instance on Room 301A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 301A	Not Required
Emergency Shower	Does not Exist
Instance on Room 301A	Does not Exist
Eye Wash	Does not Exist
Instance on Room 301A	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 301A	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 301A	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 301A	Does not Exist
Laboratory Sink	Inspected
Instance on Room 301A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 301A	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
Deficiency	MISSING CAPS
Deficiency Location/Instance	Bedford Avenue
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Siamese Connection	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Head	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Sprinkler Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Standpipe System	
Condition	Inspected
Hose Valve Assembly	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Water Gong	
Condition	Inspected
Deficiency	2 - Between Good and Fair
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE MOTOR
Deficiency Quantity	Penthouse MER I / TX 1-1
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
Heating And Ventilating Unit	
Condition	No violations recorded.
Deficiency	Inspected
Metal Ductwork	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Does not Exist
Unit Ventilator	
Condition	Does not Exist