

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

Mechanical Inspection

**K207**

**Asset: P.S. 207 - BROOKLYN, 4011 FILLMORE AVENUE, New York, 11234**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K207	Mechanical	2017-10-27 8:01 AM	2017-10-31 4:45 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.	9,000
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	2
MERs/Fan Rooms Locations	Basement MER
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?	Yes
Location(s)	Boiler Room - Storage Room, Paint Room, 1st Floor Storage Room by East Cafeteria
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2016
	Systems: Sump Pumps (2 of 4)
	Years: 2012
	Systems: Steam Condensate Return Pumping Systems; Kitchen: Grease Trap, Hot Water Temperature Booster
	Years: 2010
	Systems: Climate Control System: Temperature Control Thermostats
	Years: 2008

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	Photo/Image
Yes	Defective CO/Gas Leak Detection	Defective Sensor	GAS SERVICE   CO/Gas Leak Detection	Boiler Room	Stephen Cann	Custodian	Sent to DSF	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist

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

Mechanical Inspection

K207

<b>Question</b>	<b>Response</b>
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</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>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
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.
Instance	Basement East Storage Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement East Storage Room
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.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement East Storage Room
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.
<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	Boiler Room

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

Mechanical Inspection

K207

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Reco
Equipment	N/A
Capacity/Size Quantity	300
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	250
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room at Water Main branch
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>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Gas Meter Room
Deficiency Quantity	10
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/Waste/Vent Piping</b>	
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room above Feedwater Tank
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

K207

Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	INTERIOR FLOOR DRAIN: 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.
<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	
<b>FIXTURES</b>	
Inspected	
<b>Staff And Other</b>	
Inspected	
<b>Janitor Sink</b>	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Nurse's Office Toilet Room
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>Toilet</b>	
Inspected	
Condition	3 - 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	2nd Floor Corridor by Room 261
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

K207

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Drinking Fountain</b>	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	1st Floor Girl's Toilet 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.
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3 - 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
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	DEFECTIVE SENSOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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

Mechanical Inspection

K207

Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room, Gas Meter Room
Deficiency Quantity	1
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.
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	AUXILIARY (VALVE,VENT): DEFECTIVE
Deficiency Location/Instance	1st Floor Corridor by Room 103, Staircase E2, Room 250
Deficiency Quantity	3
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.
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Auditorium Back Exit, Staircases C1, D1, G1, C2, D2, C3, D3, Corridors by Rooms 103, 107, 203, 250, Room 355
Deficiency Quantity	13
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>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement MER, Crawlspace
Deficiency Quantity	8
Quantity Uom	EACH

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

Mechanical Inspection

K207

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>F&amp;T/Steam Drip Trap</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>MER Steam and Condensate Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Steam Condensate Return Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Steam Condensate Return Pumping System</b>	
Condition	Inspected
Deficiency	1 - Good
<b>Steam Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Steam supplied by External Sources</b>	
Condition	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Uom	7,796
Instance on Basement	MBH Net
Burner Type	Inspected
Heating Plant Oil Number	Dual Fuel (Gas/Oil)
	2
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair

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

Mechanical Inspection

K207

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater Treatment(Automatic)</b>	
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
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.
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	8369-01
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded



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

Mechanical Inspection

K207

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	8369-02
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Not Required
<b>Gas System</b>	
Instance on 1st Floor	Does not Exist
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Does not Exist

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

Mechanical Inspection

K207

Question	Response
<b>KITCHEN</b>	
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 251	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 251	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	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>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Does not Exist
<b>Sprinkler Head</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room - Storage Room, Paint Room, 1st Floor Storage Room by East Cafeteria
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<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

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

Mechanical Inspection

K207

Question	Response
<b>VENTILATION</b>	
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement MER/ Exhaust Fan above SF-2
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>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded