

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

K235

Asset: P.S. 235 - BROOKLYN, 525 LENOX ROAD, New York, 11203

Inspection Id	Inspection Type	Time In	Last Edited
ME : K235	Mechanical	2017-10-24 9:01 AM	2017-10-30 4:22 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.	7,500
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?	Yes
Location(s)	Science Prep Room 454, Science Lab 431
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: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2015
	Systems: Kitchen - Grease Trap; Climate Control System - Temperature Control Thermostats (90%)
	Years: 2011
	Systems: CO/Gas Leak Detection; Boiler Safety Valves
	Years: 2010
	Systems: Gas Pressure Booster
	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	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	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
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist

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Question	Response
CONVEYING	Inspected
Dumbwaiter	Inspected
Are all the existing dumbwaiters operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Elevator	Does not Exist
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	Does not Exist
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Pressure Booster Pump	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Domestic Cold Water Tank	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	Inspected
Hydraulic/Pneumatic Booster System	
Domestic Cold Water Tank	
Violations	No violations recorded.
Water Service	Inspected
Instance	Basement MER
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	2
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 MER
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	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.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	RayPak
Equipment	N/A
Capacity/Size Quantity	512
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement Storage
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.
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	19,400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Boiler Room and Gas Meter Room
Instance Condition	2 - Between Good and Fair

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Does not Exist	
Radiator/Convactor/Fin Tube	
Condition	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Rooms 358, 429, 457, 4th Floor Stairway C
Deficiency Quantity	4
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.
Steam Heating	
Inspected	
F&T/Steam Drip Trap	
Condition	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room, Basement MER
Deficiency Quantity	20
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.
MER Steam and Condensate Piping	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Inspected	
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout
Deficiency Quantity	100
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.
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	
Replacement Quantity	8,598
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
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.
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	1 - Good
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	7752-01
Capacity/Size Quantity	4,299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation	Documented
Deficiency	DAMAGED CASING
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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HEATING PLANT	
Boiler System	
Steam Boiler	
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7752-02
Capacity/Size Quantity	4,299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	8
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.
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	No deficiencies 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	Not Required
Gas System	
Instance on 1st Floor	Does not Exist
Grease Trap	Inspected

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Question	Response
KITCHEN	
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and 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	Does not Exist
Instance on 1st Floor	Does not Exist
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 162	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 162	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 431	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 431	Does not Exist
CO Detector	Inspected
Instance on Room 431	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Science Lab 431
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Emergency Shower	Does not Exist

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Question	Response
SCIENCE LAB	
Emergency Shower	Does not Exist
Instance on Room 431	Does not Exist
Eye Wash	Does not Exist
Instance on Room 431	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 431	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 431	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 431	Does not Exist
Laboratory Sink	Inspected
Instance on Room 431	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Science Lab 431
Deficiency Quantity	8
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.
Make-up Air Unit	Does not Exist
Instance on Room 431	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 454	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 454	Does not Exist
CO Detector	Inspected
Instance on Room 454	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Science Prep Room 454
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Emergency Shower	Inspected
Instance on Room 454	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Does not Exist
Instance on Room 454	Does not Exist
Hood Exhaust Ductwork	Does not Exist

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Ductwork	Does not Exist
Instance on Room 454	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 454	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 454	Does not Exist
Laboratory Sink	Inspected
Instance on Room 454	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 454	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	
Does not Exist	
VENTILATION	
Inspected	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement MER
Deficiency Quantity	4
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.
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
VENTILATION	
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded