

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

Mechanical Inspection

**K383**

**Asset: I.S. 383 - BROOKLYN, 1300 GREENE AVENUE, New York, 11237**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K383	Mechanical	2018-12-24 8:45 AM	2019-01-16 6:11 PM

**Asset Data**

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	MER 126, Penthouse MER North, Penthouse MER South
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs 201, 251, 301, 351, 401, 451, Science Prep Rooms 323, 424A
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 102, 120, 130, 323, 422, 424A, Library
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Fixtures: Toilets, Urinals
	Years: 2016
	Systems: Sewage Ejector Pump (1 of 2)
	Years: 2014
	Systems: Heating Plant; Gas Fired Domestic Water Heater; Domestic Hot Water Remote Storage Tank; Unit Heater/Cabinet Heater in Boiler Room; Gas Service; Climate Control System - Pneumatic: Temperature Control Thermostats, Terminal Unit Control Valves (95%)
	Years: 2013
	Systems: F&T/Steam Drip Traps (95%); Terminal Unit Thermostatic Traps (95%); Kitchen - Grease Trap; Electric Domestic Water Heater
	Years: 2012
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2011
	Systems: Steam Condensate Return Pumping System; Sewage Ejector Pump (1 of 2)
	Years: 2010
	Systems: Elevator (except landing doors); DX Split System For Elevator Machine Room
	Years: 2009
	Systems: Climate Control System - Pneumatic: Air Compressor, Refrigerated Air Dryers, PRV Station; Sump Pumps
	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	Defective Emergency Stop Switch	Defective Emergency Stop Switch	AIR CONDITIONING   Chilled Water System   Chilled Water Distribution: Piping, Pumps and Auxiliaries	Main Roof outside Penthouse MER North	Angelo Surico	Fireman	Sent to DSF	
No	Other	Shower is corroded and cannot be activated	SCIENCE PREP ROOM   Emergency Shower	Room 323	Angelo Surico	Fireman	Sent to DSF	

**Inspection**

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

Mechanical Inspection

K383

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Inspected
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Chiller #1
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1977
Source of Installation	Documented
Deficiency	UP TO 100 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
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.
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Chiller #2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1977
Source of Installation	Documented
Deficiency	UP TO 100 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
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>Air Cooled Condenser</b>	Inspected
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1

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

Mechanical Inspection

K383

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Condenser</b>	
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	ACC-1
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	ACC-2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3 - Fair
Deficiency	AUXILIARIES: DEFECTIVE EMERGENCY STOP SWITCH
Deficiency Location/Instance	Main Roof outside Penthouse MER North
Deficiency Quantity	2
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.
Deficiency	PIPING: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Penthouse MER North
Deficiency Quantity	6
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>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Inspected
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1

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

Mechanical Inspection

K383

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	EC-6
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1977
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
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.
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	EC-7
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1977
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
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.
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	EC-9
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented

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

Mechanical Inspection

K383

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Installation Year	1977
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
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.
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	EC-8
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1977
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
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.
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	American Air Filter
Equipment	EC-10
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1977
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse MER North
Deficiency Quantity	1
Quantity Uom	EACH

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

Mechanical Inspection

K383

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Does not Exist
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	
Condition	2 - Between Good and Fair
Deficiency	UP TO 5 TONS: DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Elevator Machine Room
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.
<b>Outdoor Unit</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	
<b>Pneumatic System</b>	
Instance	Throughout
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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

Mechanical Inspection

K383

Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Penthouse MER North
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.
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 121, 123, 125 and others
Deficiency Quantity	10
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	DEFECTIVE AIR COMPRESSOR
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>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
Are all the existing escalators operable?	Yes
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist

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

Mechanical Inspection

K383

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Room C1
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room C1
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	Room C18
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room C18
Deficiency Quantity	2
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>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	2 - Between Good and 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.
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair



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

Mechanical Inspection

K383

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	315
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler 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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Kitchen
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 Ejector Pump</b>	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

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

Mechanical Inspection

K383

<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage Ejector Pump</b>	Inspected
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sump Pump</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Crawlspace
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.
<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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 334
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>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	1st Floor Women's 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.
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Men's Toilet Room 219
Deficiency Quantity	1

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

Mechanical Inspection

K383

Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Toilet</b>	
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>Urinal</b>	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
<b>Student</b>	
Condition	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Room 114, Girl's Toilet Room 316
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.
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girl's Toilet Room 216
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>Locker Room Shower</b>	
Instance on 1st Floor - Boys	Inspected
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 1st Floor - Girls	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 1st Floor - Girls	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 1st Floor - Boys	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 1st Floor - Girls	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
<b>Sink And Fountain Combo Unit</b>	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE

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

Mechanical Inspection

K383

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	
Deficiency Location/Instance	Girl's Toilet Room 114
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>Urinal</b>	
Condition	Inspected
Deficiency	1 - Good
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	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
Inspected	
Condition	1 - Good
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	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation	Inspector Estimate
Deficiency	No deficiencies 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	No deficiencies recorded
<b>Steam Heating</b>	
Inspected	
<b>F&amp;T/Steam Drip Trap</b>	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Penthouse MERs
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE

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

Mechanical Inspection

K383

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>F&amp;T/Steam Drip Trap</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>MER Steam and Condensate Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 359
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>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 121, 123, 125 and other locations
Deficiency Quantity	70
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>Steam supplied by External Sources</b>	
Condition	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Uom	15,483
Instance on Basement	MBH Net
Instance on Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
Instance on Basement	Inspected

NYC Department of Education  
 Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K383

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
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	1 - Good
Instance Quantity	5,161
Instance Quantity Uom	MBH Net
Instance Manufacturer	Burnham
Equipment	66828-01

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

Mechanical Inspection

K383

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Capacity/Size Quantity	6,648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	DAMAGED CASING
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	LEAKY/PLUGGED TUBES
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.
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	5,161
Instance Quantity Uom	MBH Net
Instance Manufacturer	Burnham
Equipment	66828-02
Capacity/Size Quantity	6,648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

K383

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
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.
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	5,161
Instance Quantity Uom	MBH Net
Instance Manufacturer	Burnham
Equipment	66828-03
Capacity/Size Quantity	6,648
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	GAS BURNER: DEFECTIVE
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 Photo1	No photo recorded



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

Mechanical Inspection

K383

Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Burner/Burner Control Panel</b>	
Violations	No violations recorded.
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Rooms 102, 119, Closet inside Room 326	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms 102, 119, Closet inside Room 326	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 102, 119, Closet inside Room 326
Deficiency Quantity	3
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>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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not Exist

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

Mechanical Inspection

K383

Question	Response
<b>KITCHEN</b>	
<b>Hot Water Temperature Booster</b>	Does not Exist
<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 338	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 338	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Rooms 201, 251, 301, 351, 401	Inspected
Alternative use	No
Instance on Room 424	Inspected
Alternative use	No
Instance on Room 451	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 451	Does not Exist
Instance on Room 424	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 201, 251, 301, 351, 401	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 451	Not Required
Instance on Room 424	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 424
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.
Instance on Rooms 201, 251, 301, 351, 401	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 201, 251, 301, 351, 401
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded

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

Mechanical Inspection

K383

Question	Response
<b>SCIENCE LAB</b>	
<b>CO Detector</b>	Not Required
Violations	No violations recorded.
<b>Emergency Shower</b>	Does not Exist
Instance on Room 451	Does not Exist
Instance on Room 424	Does not Exist
Instance on Rooms 201, 251, 301, 351, 401	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 451	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 424	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 201, 251, 301, 351, 401	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 451	Does not Exist
Instance on Room 424	Does not Exist
Instance on Rooms 201, 251, 301, 351, 401	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 451	Does not Exist
Instance on Room 424	Does not Exist
Instance on Rooms 201, 251, 301, 351, 401	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 451	Does not Exist
Instance on Room 424	Does not Exist
Instance on Rooms 201, 251, 301, 351, 401	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 451	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 424	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 201, 251, 301, 351, 401	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 451	Does not Exist
Instance on Room 424	Does not Exist
Instance on Rooms 201, 251, 301, 351, 401	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 323	Inspected
Alternative use	No
Instance on Room 424A	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected

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

Mechanical Inspection

K383

Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 424A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Does not Exist
<b>CO Detector</b>	
Instance on Room 424A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 424A
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.
Instance on Room 323	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 323
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.
<b>Emergency Shower</b>	
Instance on Room 424A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE SHOWER
Deficiency Location/Instance	Room 323
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Eye Wash</b>	
Instance on Room 424A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Does not Exist
<b>Hood Exhaust Ductwork</b>	
	Inspected

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

Mechanical Inspection

K383

<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	
<b>Hood Exhaust Ductwork</b>	
Instance on Room 424A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Does not Exist
<b>Hood Exhaust Fan</b>	
Instance on Room 424A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Does not Exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 424A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Does not Exist
<b>Laboratory Sink</b>	
Instance on Room 424A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 323
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.
<b>Make-up Air Unit</b>	
Instance on Room 424A	Does not Exist
Instance on Room 323	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	
Does not Exist	
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	
Does not Exist	
<b>Roof Tank</b>	
Does not Exist	
<b>Siamese Connection</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 102, 120, 130, 323, 422, 424A, Library
Deficiency Quantity	16

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

Mechanical Inspection

K383

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>Standpipe System</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Hose Valve Assembly</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Piping</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>Water Gong</b>	
Condition	Does not Exist
<b>SWIMMING POOL</b>	
Condition	Does not Exist
<b>VENTILATION</b>	
<b>Exhaust Fan</b>	
Approximate Total # of Fans	Inspected
Condition	51-75
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Main Roof, Penthouse MER South
Quantity Uom	8
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
<b>Heating And Ventilating Unit</b>	
Condition	No violations recorded.
Deficiency	Inspected
Deficiency Location/Instance	3 - Fair
Deficiency Quantity	DEFECTIVE CONTROLS
Quantity Uom	Penthouse MER South / HV-2, HV-3
Potential Action	2
Urgency of Action	EACH
Purpose of Action	REPAIR
Deficiency Photo1	PRIORITY 3
Violations	LEVEL 2
<b>Metal Ductwork</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED DUCTWORK
Deficiency Quantity	Main Roof
	40

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

Mechanical Inspection

K383

Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
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.
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER 126, Penthouse MER South
Deficiency Quantity	3
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>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist