

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

Mechanical Inspection

**K405**

**Asset: MIDWOOD HS - K, 2839 BEDFORD AVENUE, New York, 11210**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K405	Mechanical	2019-05-06 12:05 PM	2019-05-08 3:03 PM

**Asset Data**

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Sub-Basement North, South, Center MERs, Penthouse North, South, Center MERs, MER 483E
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room 304
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Electric Domestic Water Heater (1 of 5)
	Years: 2015
	Systems: MDF Room - Dedicated A/C Equipment (Window Units); Sewage Ejector Pumps; Fixtures - Staff and Other: Toilets, Urinals; Fixtures - Student: Toilets
	Years: 2014
	Systems: Steam Condensate Return Pumping Systems (3 of 4); Electric Domestic Water Heaters (3 of 5); Steam supplied by External Sources: Shut-off Valves, Pressure-Reducing Valves, Steam Control Valves
	Years: 2013
	Systems: Gas Meter Room Exhaust Fan; Electric Domestic Water Heater (1 of 5)
	Years: 2010

**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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</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>	Inspected
Condition	3 - Fair
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	MER 483E
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Indoor Unit</b>	
Violations	No violations recorded.
<b>Outdoor Unit</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Dry Cooler</b>	
	Does not Exist
<b>Packaged / Rooftop Unit</b>	
	Does not Exist
<b>Packaged Terminal A/C</b>	
Condition	Inspected
	3 - Fair
Deficiency	DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Room 3S
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 MOTOR
Deficiency Location/Instance	Room 3N
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>Refrigerant Piping</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Return Fan</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>	
Instance	Inspected
Instance Condition	Throughout
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Building Area Covered by Operational System	EACH
Deficiency	0-20%
Deficiency Location/Instance	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Quantity	Rooms 225, 325, 425
Quantity Uom	30
Potential Action	L.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
	LEVEL 2

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	Inspected
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	3 - Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<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>	Inspected
Are all the existing sidewalk elevators operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
<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	Gas Meter Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas Meter 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	Sub-Basement North MER
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sub-Basement North MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	Inspected
<b>Water Service</b>	
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>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Electric Domestic Water Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Does not Exist
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Sub-Basement Center MER
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>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	3 - 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

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Lavatory/Sink</b>	Inspected
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Student</b>	
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor adjacent to Room 257
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>Locker Room Shower</b>	
<b>Instance on 2nd Floor - Boy's</b>	Inspected
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 2nd Floor - Girl's	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 2nd Floor - Girl's	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
Instance on 2nd Floor - Girl's	EACH
Instance Quantity	Inaccessible
Instance Quantity Uom	1
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	
<b>Condition</b>	Inspected
Condition	1 - Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Girl's Locker 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>Urinal</b>	
<b>Condition</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 221
Deficiency Quantity	1

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Urinal</b>	
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>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Does not Exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Sub-Basement South MER / Gymnasium Blower
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>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	AUXILIARY (VALVE,VENT): DEFECTIVE
Deficiency Location/Instance	Stair A/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
Violations	No violations recorded.
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected

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<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Sub-Basement Center MER
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>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement South MER at Building Steam Entrance
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>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
<b>Enclosed IDF Room</b>	Inspected
Instance on Rooms 225, 259	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 225, 259	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 225, 259
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL

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<b>Question</b>	<b>Response</b>
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
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>Gas System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Does not Exist
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded



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<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	Inspected
Instance on Room 336	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 336	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Rooms 151, 245, 413, 415, 419	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Rooms 151, 245, 413, 415, 419	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 151, 245, 413, 415, 419	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Rooms 256, 407, 409	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Rooms 256, 407, 409	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Rooms 256, 407, 409	Inspected

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Laboratory Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Rooms 256, 407, 409	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>	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	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 304
Deficiency Quantity	16
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	DEFECTIVE
Deficiency Location/Instance	Penthouse North MER / House Exh, Ex-13A, Penthouse South MER / House Exh, Ex-14A
Deficiency Quantity	4
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>Heating And Ventilating Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION

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<b>Question</b>	<b>Response</b>
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency Location/Instance	Penthouse South MER / Ex-14A, Penthouse North MER / Ex-13A
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.
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	11-15
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Sub-Basement Center MER / Kitchen Blower
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>Unit Ventilator</b>	Does not Exist