

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

Mechanical Inspection

K695

Asset: **PRE-K CENTER @ 1258 65TH STREET - BROOKLYN, 1258 65TH STREET, New York, 11219**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K695	Mechanical	2018-11-08 8:39 AM	2018-11-08 3:46 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	0
Total capacity of all above ground tanks in gal.	0
Total # of below ground tanks	1
Total capacity of all below ground tanks in gal.	7,500
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	Basement MER, MER above Gymnasium
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Cooling Tower, Boiler Safety Valve
	Years: 2018

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Does not Exist
Air Cooled Condenser	Does not Exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	Basement MER
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	N/A
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1965
Source of Installation	Custodial Staff
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Basement MER

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K695

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Basement MER
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	MER above Gymnasium
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	N/A
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1965
Source of Installation	Custodial Staff
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	MER above Gymnasium
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	BEYOND USEFUL LIFE
Deficiency Location/Instance	MER above Gymnasium
Deficiency Quantity	2
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.
Fan Coil Unit	Does not Exist

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

Mechanical Inspection

K695

Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	Inspected
Instance	Basement MER
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Carrier
Equipment	N/A
Capacity/Size Quantity	50
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1965
Source of Installation	Custodial Staff
Deficiency	UP TO 150 TONS: DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	UP TO 150 TONS: BEYOND USEFUL LIFE
Deficiency Location/Instance	Basement MER
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	MER above Gymnasium
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Carrier
Equipment	N/A
Capacity/Size Quantity	83
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Inspected

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K695

Question	Response
AIR CONDITIONING	
Cooling Tower	
Instance	2nd Floor Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Marley
Equipment	N/A
Capacity/Size Quantity	83
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout (Heat Timer)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Room 008
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room 008
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL

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

Mechanical Inspection

K695

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
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	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not Exist
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 305 to 203
Deficiency Quantity	20
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.
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Does not Exist
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair

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

Mechanical Inspection

K695

Question	Response
FIXTURES	
Staff And Other	Inspected
Toilet	Inspected
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Room 002	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on Room 004	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on Room 017	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Does not Exist
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist

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

Mechanical Inspection

K695

Question	Response
HEATING	
Hydronic Heating	Inspected
Hot Water Heat Exchanger	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	Inspected
Replacement Quantity	2,619
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	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	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Does not Exist
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,619

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K695

Question	Response
HEATING PLANT	
Boiler System	
Hot Water Boiler	
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	72065-01
Capacity/Size Quantity	3,012
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1965
Source of Installation	Custodial Staff
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler 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.
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Does not Exist
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE DAMPER
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.
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	Does not Exist
Enclosed IDF Room	
	Does not Exist

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

Mechanical Inspection

K695

Question	Response
KITCHEN	Inspected
Instance on 3rd Floor	Inspected
CO Detector	Not Required
Instance on 3rd Floor	Not Required
Gas System	Does not Exist
Instance on 3rd Floor	Does not Exist
Grease Trap	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Does not Exist
Instance on 3rd Floor	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on 3rd Floor	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on 3rd Floor	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on 3rd Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on 3rd Floor	Does not Exist
Kitchen Sink	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 201	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 201	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K695

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Standpipe System	Does not Exist
Water Gong	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist