

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

Mechanical Inspection

**K824**

**Asset: W.E.B. DUBOIS HS - BROOKLYN, 402 EASTERN PARKWAY, New York, 11225**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K824	Mechanical	2019-01-29 8:19 AM	2019-01-29 3:17 PM

**Asset Data**

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MER 101A
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Prep Room
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); Enclosed IDF Room - Dedicated A/C Equipment: Room 118B (DX Split System)
	Years: 2015
	Systems: Enclosed IDF Room - Dedicated A/C Equipment: Room 105A (Window A/C)
	Years: 2013
	Systems: Electric Domestic Water Heater (2 of 3)
	Years: 2012
	Systems: Packaged / Rooftop Units (4 of 5); Gas Service; Radiator/Convactor/Fin Tube; Electric Heating Coil In Ductwork; Climate Control System - BMS, Electric; Science Lab; Science Prep Room; Electric Domestic Water Heater (1 of 3); Unit Heater/Cabinet Heater in Gas Meter Room
	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
<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>	Does not Exist
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	MER 101A
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Instance Manufacturer	Carrier
Equipment	N/A
Capacity/Size Quantity	15

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Coolbreeze
Equipment	RTU-1, RTU-2
Capacity/Size Quantity	50
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	2
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.
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Coolbreeze
Equipment	RTU-4
Capacity/Size Quantity	73
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
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.

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Coolbreeze
Equipment	RTU-3
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
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>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	Does not Exist
<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>	Inspected
Instance	Throughout (except parts of 1st Floor)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2008
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout (except parts of 1st Floor)
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>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Throughout (for Radiator/Convactor/Fin Tubes)

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Electric System</b>	
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 105
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>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>	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	Ground Floor Sprinkler Valve Room
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Ground Floor Sprinkler Valve Room
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>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Does not Exist
<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	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	2nd Floor Staff 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>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE

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<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Deficiency Location/Instance	3rd Floor Girl'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.
<b>Locker Room Shower</b>	
	Does not Exist
<b>Sink And Fountain Combo Unit</b>	
	Does not Exist
<b>Toilet</b>	
	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	3rd Floor Boy'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>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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
	Inspected
Instance	Basement Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	Unit #1, Unit #2
Capacity/Size Quantity	5,300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2008

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	Inspected
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Basement Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2008
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 101A
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>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	1 - Good
Deficiency	FIN TUBE: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Cafeteria, Rooms 300, 302, 311, 312 (burnt out)
Deficiency Quantity	50
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>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Does not Exist
<b>Enclosed IDF Room</b>	Inspected
Instance on Room 118B	Inspected
Instance on Room 105A	Inspected
Instance on Room 315	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 315	Inspected
Condition	4 - Between Fair and Poor

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Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 315
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 on Room 105A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 118B	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	Inspected
Instance on 2nd Floor	Inspected
<b>CO Detector</b>	Not Required
Instance on 2nd Floor	Not Required
<b>Gas System</b>	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Grease Trap</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Kitchen Sink</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 115	Inspected
<b>Dedicated A/C Equipment</b>	Inspected



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<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 115	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 302	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 302	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	Does not Exist
Instance on Room 302	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 302	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 301	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 301	Inspected

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>CO Detector</b>	
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 301
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 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 301	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>	Inspected
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>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair

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