

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

Mechanical Inspection

**K891**

**Asset: P.S. 91 MINISCHOOL - BROOKLYN, 532 ALBANY AVENUE, New York, 11213**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K891	Mechanical	2019-01-31 8:57 AM	2019-02-05 4:59 PM

**Asset Data**

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	MER
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: Fixtures - Student: Drinking Fountains
	Years: 2018
	Systems: Gas Fired Furnace (1 of 2)
	Years: 2016

**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	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	3 - 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>	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>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	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.
<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
<b>Electric Domestic Water Heater</b>	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Water Heater 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>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>	Does not Exist
<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

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Janitor Sink</b>	
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Water Heater 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>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Does not Exist
<b>Student</b>	
Condition	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Condition	Does not Exist
<b>Sink And Fountain Combo Unit</b>	
Condition	Does not Exist
<b>Toilet</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS SERVICE</b>	
Condition	Inspected
<b>Gas Distribution Piping</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
Condition	Does not Exist
<b>Gas Meter Room Vent</b>	
Condition	Does not Exist
<b>Gas Pressure Booster</b>	
Condition	Does not Exist
<b>CO/Gas Leak Detection</b>	
Condition	Does not Exist
<b>HEATING</b>	
Condition	Inspected
<b>Heating Coil In Ductwork</b>	
Condition	Does not Exist
<b>Hydronic Heating</b>	
Condition	Does not Exist

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<b>HEATING</b>	
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Does not Exist
<b>HEATING PLANT</b>	
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	
<b>MDF Room</b>	Does not Exist
<b>SCIENCE DEMO ROOM</b>	
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist