

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M006

Asset: P.S. 6 - MANHATTAN, 45 EAST 81 STREET, New York, 10028

Inspection Id	Inspection Type	Time In	Last Edited
ME : M006	Mechanical	2017-12-15 8:51 AM	2017-12-21 3:45 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Fan Room C37, 4th Floor Fan Room - West, 4th Floor Fan Room - East
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?	Yes
Location(s)	Rooms 327, 328
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Fixtures - Student: Drinking Fountains; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2015
	Systems: Water Services; Electric Pressure Booster System
	Years: 2014
	Systems: Fixtures - Staff and Other: Toilets, Urinals, Lavatories/Sinks; F&T/Steam Drip Traps
	Years: 2013
	Systems: Fixtures - Student: Toilets, Urinals, Lavatories/Sinks
	Years: 2012
	Systems: Climate Control System: BMS; Unit Heater/Cabinet Heaters and Electric Domestic Water Heater for Green House; Enclosed IDF Room - Dedicated A/C Equipment (Portable A/C); Gas Distribution Piping
	Years: 2011
	Systems: Sump Pumps; Sewage Ejector Pumps; Supply Fan (1 of 2); Heating Coils in Ductwork (6 of 12)
	Years: 2007

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	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

M006

Question	Response
CLIMATE CONTROL SYSTEM	
BMS	
Deficiency Location/Instance	Students Cafeteria, Rooms B1, B2, 101, 131, 203, 206, 233 and Various Locations
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.
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Basement Crawlspace
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Liquitrol
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	15
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Basement Sprinkler Control Valve Room
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement Sprinkler Control Valve 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

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M006

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Violations	No violations recorded.
Instance	Basement Crawlspace
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	
Does not Exist	
Domestic Water Heat Exchanger	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	
Inspected	
Condition	2 - Between Good and Fair
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	3 - Fair
Deficiency	DEFECTIVE BACKFLOW PREVENTER
Deficiency Location/Instance	Greenhouse
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/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	35228925K
DRAIN/WASTE/VENT AND STORM SYSTEM	
Inspected	
Interior Storm Piping	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M006

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Sump Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	1 - Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	1st Floor Visitors 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.
Toilet	Inspected
Condition	1 - Good
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room B1
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.
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 226, 4th Floor Boy's Toilet Room
Deficiency Quantity	2
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 2017 - 2018

Mechanical Inspection

M006

Question	Response
FIXTURES	
Student	
Lavatory/Sink	Inspected
Violations	No violations recorded.
Locker Room Shower	Inspected
Instance on 4th Floor	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 105, 207, 225, 230 and Various Locations
Deficiency Quantity	15
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.
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	4th 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.
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M006

Question	Response
HEATING	
Heating Coil In Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	FIN TUBE: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Toilet Room B1
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Fan Room C37
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.
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement Sprinkler Control Valve Room, Boiler Room
Deficiency Quantity	30
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.
Steam Condensate Return Pumping System	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

M006

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Inspected	Inspected
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	
Inspected	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B1
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.
Terminal Unit Thermostatic Trap	
Inspected	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Inspected	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Inspected	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Inspected	Inspected
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	N/A
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Does not Exist	Does not Exist
Instance on Basement	Does not Exist
Boiler System	
Inspected	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Does not Exist	Does not Exist
Instance on Basement	Does not Exist
Hot Water Boiler	
Does not Exist	Does not Exist
Instance on Basement	Does not Exist
Modular Boiler	

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

M006

Question	Response
HEATING PLANT	
Boiler System	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity Uom	MBH Net
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	41906-1
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1953
Source of Installation	Documented
Deficiency	NOT IN USE
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.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity Uom	MBH Net
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	41906-2
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1953
Source of Installation	Documented
Deficiency	NOT IN USE
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.
Fuel System	
Instance on Basement	Does not Exist
Enclosed IDF Room	
Instance on Room 316	Inspected
Dedicated A/C Equipment	
Instance on Room 316	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

M006

Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Deficiency Location/Instance	Room 316
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.
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Not Required
Instance on 1st Floor	Not Required
Gas System	Does not Exist
Instance on 1st Floor	Does not Exist
Grease Trap	Does not Exist
Instance on 1st Floor	Does not Exist
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Does not Exist
Instance on 1st Floor	Does not Exist
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room inside Room C35	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room inside Room C35	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 309	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M006

Question	Response
SCIENCE DEMO ROOM	
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 309	Does not Exist
CO Detector	Not Required
Instance on Room 309	Not Required
Emergency Shower	Does not Exist
Instance on Room 309	Does not Exist
Eye Wash	Does not Exist
Instance on Room 309	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 309	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 309	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 309	Does not Exist
Laboratory Sink	Inspected
Instance on Room 309	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 309	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	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 327, 328
Deficiency Quantity	16
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.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M006

Question	Response
VENTILATION	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	4th Floor Fan Room - East (bearing), Greenhouse (2)
Deficiency Quantity	3
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.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	4th Floor Fan Room - West / HV-2, Gym Shower & Toilet Ex
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not Exist