

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

**Mechanical Inspection**

**M391**

**School:** PRE-K CENTER @ 2-26 WASHINGTON ST - MANHATTAN, 2-26 WASHINGTON STREET, MANHATTAN, NY, 10004

InspectionId	Inspection Type	Time In	Last Edited
817	MECHANICAL	2018-12-13 07:51AM	2019-01-24 01:06AM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MER 224; Mezzanine MER
Are there any Emergency Stop Switches with Missing Hammers?	No components

**Priority Condition**

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

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not exist
<b>Air Cooled Chiller</b>	Does not exist
<b>Air Cooled Condenser</b>	Does not exist
<b>Backflow Preventer</b>	Does not exist
<b>Central Station Air Handler</b>	Inspected
Instance	MER 224
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	DOAS-1
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Inspected
Condition	1- Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 202
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Packaged Air Cooled Chiller</b>	Does not exist
<b>Water Cooled Chiller</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

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Dry Cooler</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	1st Floor - Main Lobby (moisture condensate pump)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Outdoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	1- Good
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>Electric System</b>	Inspected
Instance	Throughout
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 209
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hybrid System</b>	Does not exist
<b>Pneumatic System</b>	Does not exist
<b>COMPACTOR</b>	Inspected
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 227
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>CONVEYING</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<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	1- Good
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	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Room 227A (pressure reducing valve)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Does not exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
<b>Enclosed IDF Room</b>	Does not exist
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	1- Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 203, Toilet Room 203A
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	1- Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Rooms 208A, 214A, 218A
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Urinal</b>	Does not exist
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Does not exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Inspected
<b>Backflow Preventer</b>	Does not exist
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	1- Good
Deficiency	FIN TUBE:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 201
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Toilet Rooms 203, 206, 208A, 209A, 211, 213A, 214A, 218A, 228, 229
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1- Good
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>	
Condition	1- Good
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Mezzanine MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Does not exist
<b>Steam Condensate Return Pumping System</b>	Does not exist
<b>Steam Piping</b>	Does not exist
<b>Terminal Unit Thermostatic Trap</b>	Does not exist
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Does not exist
<b>KITCHEN</b>	
Instance on 2nd Floor	Inspected
<b>CO Detector</b>	
Instance on 2nd Floor	Not required
<b>Gas System</b>	
Instance on 2nd Floor	Does not exist
<b>Grease Trap</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 2nd Floor	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on 2nd Floor	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on 2nd Floor	Does not exist
<b>Hood Fire Suppression System</b>	
Instance on 2nd Floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 2nd Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 222A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 222A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Does not exist

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