

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

Mechanical Inspection

M896

Asset: **NYC PUBLIC SCHOOL REPERTORY CO - M, 123 WEST 43RD STREET, New York, 10036**

Inspection Id	Inspection Type	Time In	Last Edited
ME : M896	Mechanical	2018-02-05 10:52 AM	2018-02-05 2:53 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	Basement MER
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)	Room 207C
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System); MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2017
	Systems: Gravity System - Supply Pump; Heating And Ventilating Unit
	Years: 2012
	Systems: Electric Domestic Water Heater
	Years: 2011
	Systems: Water Service; Steam Condensate Return Pumping System
	Years: 2008
	Systems: Unit Heaters/Cabinet Heaters; Science Lab; Science Prep Room
	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	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Inspected
Supply Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Roof Tank	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Basement MER
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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	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/LEAKS
Deficiency Location/Instance	Room 206
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	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected

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Question	Response
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	3rd Floor Hallway
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.
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Girl's Toilet Room 202, Boy's Toilet Room 209
Deficiency Quantity	7
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.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Girl's Toilet Room 202, Boy's Toilet Room 209
Deficiency Quantity	6
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.
Urinal	Inspected

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Question	Response
FIXTURES	
Student	
Urinal	
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boy's Toilet Room 209
Deficiency Quantity	2
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	
Condition	Inspected 3 - Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof / HV-1
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.
GAS SERVICE	
Inspected	
Gas Distribution Piping	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Does not Exist	
Gas Meter Room Vent	
Does not Exist	
Gas Pressure Booster	
Inspected	
Instance	Basement MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	5,500
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Does not Exist	
HEATING	
Inspected	
Heating Coil In Ductwork	
Does not Exist	
Hydronic Heating	
Does not Exist	
Radiator/Convactor/Fin Tube	
Inspected	
Condition	3 - Fair

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Stair B - 3rd and 4th Floors
Deficiency Quantity	2
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.
Steam Heating	Inspected
F&T/Steam Drip Trap	
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Enclosed IDF Room	
Instance on Room 303B	Inspected
Dedicated A/C Equipment	
Instance on Room 303B	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Not Required
Gas System	
Instance on 2nd Floor	Does not Exist
Grease Trap	
	Inspected

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Question	Response
KITCHEN	
Grease Trap	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Does not Exist
Instance on 2nd Floor	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on 2nd Floor	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on 2nd Floor	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on 2nd Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on 2nd Floor	Does not Exist
Kitchen Sink	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 308	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 308	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 401	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 401	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 401	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Room 401	Does not Exist
Eye Wash	Inspected
Instance on Room 401	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 401	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 401	Inspected
Condition	2 - Between Good and Fair

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Question	Response
SCIENCE LAB	
Hood Exhaust Fan	Inspected
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 401	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 401	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 401	Does not Exist
SCIENCE PREP ROOM	
Instance on Room 401A	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 401A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 401A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 401A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 401A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 401A	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 401A	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 401A	Does not Exist
Laboratory Sink	Inspected
Instance on Room 401A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 401A	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 207C
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist