

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

Mechanical Inspection

M905

Asset: BALLET TECH/PUB. SCL FOR DANCE - M, 890 BROADWAY, New York, 10003

Inspection Id	Inspection Type	Time In	Last Edited
ME : M905	Mechanical	2017-10-16 11:45 AM	2017-10-16 7:40 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	None
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 601, 702, 708, 709. 8th Floor - Dance Studios #1, #2, #3. Corridors near Room 702, by Exit 7A, Dance Studio #1. Stair C Bulkhead
Have any Systems/Major Building Components been upgraded?	Yes Systems: MDF Room - Dedicated A/C Equipment Years: 2016

Priority Condition

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

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Instance Manufacturer	York
Equipment	N/A
Capacity/Size Quantity	6
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Heating	N/A
Instance Manufacturer	York
Equipment	N/A
Capacity/Size Quantity	12
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
Does not Exist	
CLIMATE CONTROL SYSTEM	
Does not Exist	
COMPACTOR	
Does not Exist	
CONVEYING	
Does not Exist	
DOMESTIC WATER SYSTEM	
Inspected	
Domestic Cold Water System	Does not Exist
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	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	7th Floor Laundry Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	80
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation	Inspector Estimate
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	7th Floor Laundry Room
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.
Instance	8th Floor - Closet within Boys Locker Room

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Rheem / Ruud
Equipment	N/A
Capacity/Size Quantity	180
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	97
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	Does not Exist
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Student	
Locker Room Shower	Inspected
Instance on 8th Floor - Boys	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on 8th Floor - Girls	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3 - Fair
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
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	FIN TUBE: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	8th Floor Studios #2, #3
Deficiency Quantity	80
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 Heating	Inspected
F&T/Steam Drip Trap	Does not Exist
MER Steam and Condensate Piping	Does not Exist
Steam Condensate Return Piping	Inspected

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Does not Exist
Steam Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Enclosed IDF Room	Does not Exist
KITCHEN	
MDF Room	Inspected
Instance on Room 704	Inspected
Dedicated A/C Equipment	
Instance on Room 704	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 601, 702, 708, 709. 8th Floor - Dance Studios #1, #2, #3. Corridors near Room 702, by Exit 7A, Dance Studio #1. Stair C Bulkhead
Deficiency Quantity	36
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	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	
Condition	Inspected
Deficiency	3 - Fair
Piping	
Condition	Inspected
Deficiency	3 - Fair
Water Gong	
	Does not Exist
SWIMMING POOL	
	Does not Exist
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	3 - Fair
Heating And Ventilating Unit	
	Does not Exist
Metal Ductwork	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Supply Fan	
	Does not Exist
Unit Ventilator	
	Does not Exist