NYC Department of Education  
Building Condition Assessment Survey 2018-2019  
R053

**Mechanical Inspection**

<table>
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<th>School:</th>
<th>P.S. 53 - STATEN ISLAND, 330 DURANT AVENUE, STATEN ISLAND, NY, 10308</th>
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**Asset Data**

<table>
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<tr>
<th>Question</th>
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| Have any Systems/Major Building Components been upgraded? | Systems: Science Lab; DX Split System for Science Lab  
Years: 2008  
Systems: MDF Room - Dedicated A/C Equipment (1 of 2, DX Split System)  
Years: 2011  
Systems: Climate Control System: Air Compressor, Pneumatic  
PRV Station  
Years: 2012  
Systems: Steam Condensate Return Pumping System;  
F&T/Steam Drip Traps (~90); Terminal Unit  
Thermostatic Traps (~70%)  
Years: 2016  
Systems: Water Service (1 of 3); Boiler Safety Valves; Boiler #2 re-tubed  
Years: 2018 |

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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</thead>
</table>
| Are there fuel tanks? | Yes  
Total # of above ground tanks | 2  
Total capacity of all above ground tanks in gal. | 15,000  
Total # of below ground tanks | 0  
Total capacity of all below ground tanks in gal. | 0  
Total # of water main service entries to the asset | 3  
MERs/Fan Rooms Locations | Boiler Room Mechanical Area, 1st Floor MER  
Rooms 121, 125, 336 (painted, 18) |

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<thead>
<tr>
<th>Priority Condition</th>
<th>Component Affected</th>
<th>Location Description</th>
<th>Person(s) Notified</th>
<th>Person(s) Title</th>
<th>Priority</th>
<th>Category</th>
<th>Condition</th>
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</thead>
</table>
| No | Defective Boiler Safety Auxiliary | Boiler #1: Feeder/Low Water Cut-off  
Combination is leaking.  
Boiler #2: Feeder/Low Water Cut-off  
Combination and Try Cock are leaking. | Steam Boiler @ Boilers #1, #2 | William Post | Custodian | 2- Between Good and Fair | Inspected |

**Inspection**

- **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
- **Dry Cooler**
  - Does not exist
- **DX Split System**
  - Inspected
- **Indoor Unit**
  - Inspected
    - **Condition**
      - **Deficiency**
        - No deficiencies recorded
- **Outdoor Unit**
  - Inspected
    - **Condition**
      - **Deficiency**
        - No deficiencies recorded
- **Packaged / Rooftop Unit**
  - Does not exist
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<tr>
<td>Return Fan</td>
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<td>BMS</td>
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<td>Instance</td>
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<td>Building Area Covered by Operational System</td>
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<td>DEFECTIVE TEMPERATURE CONTROL THERMOSTAT</td>
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<td>Library, Rooms 204 208, 220, 225, 303, 314 and other locations</td>
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<td>Deficiency</td>
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<td>Potential Action</td>
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<td>Domestic Cold Water System</td>
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<tr>
<td><strong>Violations</strong></td>
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**DOMESTIC HOT WATER SYSTEM**

**Inspected**

**DOMESTIC HOT WATER REMOTE STORAGE TANK**

*Does not exist*

**DOMESTIC WATER HEAT EXCHANGER**

*Inspected*

**Condition** 3- Fair

**DRAIN/WASTE/VENT AND STORM SYSTEM**

**Interior Storm Piping**

*Inspected*

**Condition** 3- Fair

**Deficiency** DEFECTIVE/LEAKS

**Deficiency Location/Instance** Exit 14

**Deficiency Quantity** 10

**Quantity Uom** L.F.
## DRAIN/WASTE/VENT AND STORM SYSTEM

### Interior Storm Piping

- **Potential Action**: REPLACE
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations recorded

### Sewage Ejector Pump

- **Violations**: Does not exist

### Sewage/Waste/Vent Piping

- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

### Sump Pump

- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

## DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)

### Enclosed IDF Room

- **Violations**: Does not exist

### FIXTURES

- **Staff And Other**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded

- **Janitor Sink**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded

- **Lavatory/Sink**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded

- **Toilet**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded
  - **Deficiency Location/Instance**: Toilet Room 243
  - **Deficiency Quantity**: 1
  - **Quantity Uom**: EACH
  - **Potential Action**: MAINTENANCE
  - **Urgency of Action**: PRIORITY 3
  - **Purpose of Action**: LEVEL 2
  - **Violations**: No violations recorded

- **Urinal**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded

- **Student**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded

- **Drinking Fountain**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded

- **Lavatory/Sink**
  - **Condition**: Inspected
  - **Deficiency**: No deficiencies recorded
  - **Deficiency Location/Instance**: Toilet Room 240
  - **Deficiency Quantity**: 1
  - **Quantity Uom**: EACH
  - **Potential Action**: MAINTENANCE
  - **Urgency of Action**: PRIORITY 3
  - **Purpose of Action**: LEVEL 2
  - **Violations**: No violations recorded

- **Locker Room Shower**
  - **Violations**: Does not exist

- **Sink And Fountain Combo Unit**
  - **Condition**: Inspected
<table>
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<tr>
<th>Question</th>
<th>Response</th>
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<td><strong>FIXTURES</strong></td>
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<td><strong>GAS FIRED FURNACE</strong></td>
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<td><strong>Heating Coil In Ductwork</strong></td>
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</table>
# Mechanical Inspection

## Building Condition Assessment Survey 2018-2019

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<tr>
<td><strong>MER Steam and Condensate Piping</strong></td>
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<td><strong>Steam Piping</strong></td>
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<td><strong>Quantity Uom</strong></td>
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<td><strong>Terminal Unit Thermostatic Trap</strong></td>
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## Mechanical Inspection

### HEATING

**Steam Heating**

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<td>Violations</td>
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**Steam supplied by External Sources**

- Unit Heater/Cabinet Heater: Does not exist

**HEATING PLANT**

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<th>Replacement Quantity</th>
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<td>MBH NET</td>
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**Boiler Auxiliaries**

- Instance on 1st Floor: Inspected
- Burner Type: Oil
- Heating Plant Oil Number: 4

**Boiler Auxiliary Piping**

- Instance on 1st Floor: Inspected
- Instance Condition: 3- Fair

**Boiler Emergency Stop Switch**

- Instance on 1st Floor: Inspected
- Instance Condition: 3- Fair

**Boiler Feedwater System**

- Instance on 1st Floor: Does not exist

**Boiler Feedwater Treatment(Automatic)**

- Instance on 1st Floor: Does not exist

**Boiler Flue Exhaust**

- Instance on 1st Floor: Inspected
- Instance Condition: 3- Fair

**Boiler Make-up Water Backflow Preventer**

- Instance on 1st Floor: Does not exist

**Boiler Room Steam And Condensate Piping**

- Instance on 1st Floor: Inspected
- Instance Condition: 3- Fair

**Boiler Safety Valve**

- Instance on 1st Floor: Inspected
- Instance Condition: 1- Good

**Boiler System**

- Instance on 1st Floor: Inspected

**Coal-fired Boiler**

- Instance on 1st Floor: Does not exist

**Hot Water Boiler**

- Instance on 1st Floor: Does not exist

**Modular Boiler**

- Instance on 1st Floor: Does not exist

**Steam Boiler**

- Instance on 1st Floor: Inspected
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<thead>
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<td>LEAKY/PLUGGED TUBES</td>
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### Mechanical Inspection

#### Boiler System

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#### Burner/Burner Control Panel

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#### Boiler Fresh Air Louver/Damper

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<td><strong>SCIENCE LAB</strong></td>
<td>Inspected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternative Use</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Acid Waste Neutralizing Tank</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CO Detector</strong></td>
<td>Not required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Emergency Shower</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Eye Wash</strong></td>
<td>Inspected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance Condition</td>
<td>2- Between Good and Fair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fixed Laboratory Hood</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Hood Exhaust Ductwork</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Hood Exhaust Fan</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Laboratory Sink</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Make-up Air Unit</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instance on Room 121</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SCIENCE PREP ROOM</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SPRINKLERS, STANDPIPE, FIRE SYSTEM</strong></td>
<td>Inspected</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Dry Sprinkler Alarm Valve Assembly</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fire Booster Pump Assembly</strong></td>
<td>Does not exist</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NYC Department of Education
Building Condition Assessment Survey 2018-2019
## Mechanical Inspection

**SPRINKLERS, STANDPIPE, FIRE SYSTEM**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Tank</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Siamese Connection</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Sprinkler Head</td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>3- Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>DEFECTIVE/DETERIORATED</td>
</tr>
<tr>
<td><strong>Deficiency Location/Instance</strong></td>
<td>Rooms 121, 125, 336 (painted, 18)</td>
</tr>
<tr>
<td><strong>Deficiency Quantity</strong></td>
<td>18</td>
</tr>
<tr>
<td><strong>Quantity Uom</strong></td>
<td>EACH</td>
</tr>
<tr>
<td><strong>Potential Action</strong></td>
<td>REPLACE</td>
</tr>
<tr>
<td><strong>Urgency of Action</strong></td>
<td>PRIORITY 5</td>
</tr>
<tr>
<td><strong>Purpose of Action</strong></td>
<td>LEVEL 6</td>
</tr>
<tr>
<td><strong>Violations</strong></td>
<td>No violations recorded</td>
</tr>
</tbody>
</table>

| Sprinkler Piping                      | Inspected                          |
| **Condition**                         | 3- Fair                            |
| **Deficiency**                        | No deficiencies recorded           |

**Standpipe System**

| Does not exist                        |                                        |

**Water Gong**

| Does not exist                        |                                        |

**Wet Sprinkler Alarm Valve Assembly**

| Inspected                             |                                        |
| **Condition**                         | 3- Fair                              |
| **Deficiency**                        | No deficiencies recorded             |

**SWIMMING POOL**

| Does not exist                        |                                        |

**VENTILATION**

| Does not exist                        |                                        |

**Exhaust Fan**

| Inspected                             |                                        |
| **Condition**                         | 3- Fair                              |
| **Approximate Total # of Fans**       | 1-25                                 |
| **Deficiency**                        | DEFECTIVE                           |
| **Deficiency Location/Instance**      | Roof / EXH-11, 1H, 2H, 6H            |
| **Deficiency Quantity**               | 4                                   |
| **Quantity Uom**                      | EACH                                |
| **Potential Action**                  | MAINTENANCE                         |
| **Urgency of Action**                 | PRIORITY 3                          |
| **Purpose of Action**                 | LEVEL 2                             |
| **Violations**                        | No violations recorded              |

**Heating And Ventilating Unit**

| Does not exist                        |                                        |

**Metal Ductwork**

| Inspected                             |                                        |
| **Condition**                         | 3- Fair                              |
| **Deficiency**                        | DAMAGED FLEXIBLE CONNECTION           |
| **Deficiency Location/Instance**      | 1st Floor MER @ Gym Exhaust, Auditorium Exhaust |
| **Deficiency Quantity**               | 2                                   |
| **Quantity Uom**                      | EACH                                |
| **Potential Action**                  | REPLACE                             |
| **Urgency of Action**                 | PRIORITY 3                          |
| **Purpose of Action**                 | LEVEL 2                             |
| **Violations**                        | No violations recorded              |

**Supply Fan**

| Inspected                             |                                        |
| **Condition**                         | 3- Fair                              |
| **Approximate Total # of Fans**       | 1-5                                  |
| **Deficiency**                        | No deficiencies recorded             |

**Unit Ventilator**

| Inspected                             |                                        |
| **Condition**                         | 3- Fair                              |
| **Deficiency**                        | No deficiencies recorded             |