

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

Mechanical Inspection

**X102**

**Asset: P.S. 102 - BRONX, 1827 ARCHER STREET, New York, 10460**

Inspection Id	Inspection Type	Time In	Last Edited
ME : X102	Mechanical	2017-11-06 9:04 AM	2017-11-14 12:43 PM

**Asset Data**

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	8,275
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	Basement East MER, Basement West MER, MERs B03, B15, Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Emergency Generator Room
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Climate Control System - Pneumatic System: Temperature Control Thermostats(90%); Terminal Unit Control Valves(90%); F&T/Steam Drip Traps(70%); Fixtures-Staff and Students: Toilets and Urinals
	Years: 2016
	Systems: MDF Room - Dedicated A/C Equipment(DX Split System)
	Years: 2014
	Systems: CO/Gas Leak Detection
	Years: 2013

**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
<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>	Inspected
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Chiller #1
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X102

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Chiller #2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Air Cooled Condenser</b>	
Instance	Inspected
Instance	2nd Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Air Cooled Condenser #1
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Air Cooled Condenser #2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	
	Does not Exist
<b>Central Station Air Handler</b>	
	Inspected
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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

Mechanical Inspection

X102

Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Instance Manufacturer	Trane
Equipment	AHU-1
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-2
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER B03
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-3
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<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
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	3 - Fair
Deficiency	UP TO 5 TONS: DEFECTIVE
Deficiency Location/Instance	Computer Lab
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

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

Mechanical Inspection

X102

Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Outdoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	2nd Building Addition - Throughout
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	1997
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	2nd Building Addition - Throughout
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.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	2nd Building Addition - Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Pneumatic System</b>	Inspected
Instance	Original Building and 1st Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE AIR COMPRESSOR

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

Mechanical Inspection

X102

Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Deficiency Location/Instance	Boiler 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.
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Inspected
Are all the existing sidewalk elevators operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
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	1997
Source of Installation	Documented
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE

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

Mechanical Inspection

X102

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Electric Pressure Booster System</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE CONTROLS
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.
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Basement West MER
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	MER B03 - Water Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	MER B03 - Water Meter Room
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.
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A

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

Mechanical Inspection

X102

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Capacity/Size Quantity	986
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
<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	MER B03 - Water Meter Room, Basement West MER
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.
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
Inspected	
<b>Interior Storm Piping</b>	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
Does not Exist	
<b>Sump Pump</b>	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Inspected	
<b>Dual Temperature Distribution: Piping, Pumps and</b>	
Inspected	
Condition	2 - Between Good and Fair
Deficiency	PUMP: DEFECTIVE
Deficiency Location/Instance	Basement West MER
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.
<b>Dual Temperature Terminal Fan Coil Unit</b>	
Inspected	
Condition	3 - Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

**X102**

<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Janitor Closet by Room 314
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.
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 122, 306
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.
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor adjacent to Room 122
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.
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 126, 128, 222, 310, 328, 412, 428
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE



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

Mechanical Inspection

X102

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	Inspected
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Various Locations
Deficiency Quantity	20
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.
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Inspected
Instance	Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	27,000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X102

Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	MER B03
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.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B03
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.
<b>Steam Condensate Return Piping</b>	Inspected

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

Mechanical Inspection

X102

Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement East MER
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.
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement West MER, Boiler Room
Deficiency Quantity	3
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.
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Replacement Quantity	82
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	

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

Mechanical Inspection

X102

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler 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.
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist

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

Mechanical Inspection

X102

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	41
Instance Quantity Uom	MBH Net
Instance Manufacturer	Cleaver Brooks
Equipment	6638-01
Capacity/Size Quantity	69
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	6638-02
Instance Condition	3 - Fair
Instance Quantity	41
Instance Quantity Uom	MBH Net
Instance Manufacturer	Cleaver Brooks
Equipment	6638-02
Capacity/Size Quantity	69
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
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.
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	

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

Mechanical Inspection

X102

<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	Inspected
<b>Fuel System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Rooms 123, 223, 323, 423	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 123, 223, 323, 423	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 123, 223, 323, 423
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>CO Detector</b>	Inspected
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Gas System</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected

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

Mechanical Inspection

X102

Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Fan</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on 2nd Building Addition - Room 111	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on 2nd Building Addition - Room 111	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Room 402	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 402	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 402	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 402	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 402	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 402	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 402	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 402	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 402	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 402	Does not Exist

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

Mechanical Inspection

X102

<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 402A	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 402A	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 402A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 402A	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 113
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.
<b>Standpipe System</b>	Inspected



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

Mechanical Inspection

X102

Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Standpipe System</b>	
<b>Hose Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE HEATING COIL
Deficiency Location/Instance	Basement East MER @ HV-5
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.
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	MERs B03, B15
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.
<b>Metal Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE VOLUME DAMPER
Deficiency Location/Instance	Basement West MER
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.
<b>Supply Fan</b>	Does not Exist

NYC Department of Education  
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

X102

Question	Response
<b>VENTILATION</b>	
Unit Ventilator	Does not Exist