

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

X144

Asset: I.S. 144 - BRONX, 2545 GUNTHER AVENUE, New York, 10469

Inspection Id	Inspection Type	Time In	Last Edited
ME : X144	Mechanical	2018-03-09 8:01 AM	2018-03-09 3:27 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	2nd Floor - North MER, South MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Science Lab 415
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room 139
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2018
	Systems: Domestic Hot Water Remote Storage Tank; Electric Domestic Water Heater (temporary)
	Years: 2016
	Systems: Fixtures: Toilets, Urinals; Steam Condensate Return Pumping System (temporary)
	Years: 2015
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2012
	Systems: Gas Meter Room Exhaust Fan
	Years: 2011

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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Under Construction
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Does not Exist
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Inspected
Are all the existing ash hoists operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sidewalk Elevator	Does not Exist

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Question	Response
CONVEYING	
Sidewalk Elevator	
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Crawlspace below Auditorium
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Crawlspace below Auditorium
Deficiency Quantity	1
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.
Instance	Room C25
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room C25
Deficiency Quantity	2
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.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Under Construction
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Men's Toilet Room 418
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Rooms 224, 424, Girl's Toilet Room 320, 420
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	Inspected
Violations	No violations recorded.
Locker Room Shower	Inspected
Instance on 1st Floor - Boys	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on 1st Floor - Girls	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Under Construction
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 136
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.
HEATING PLANT	Inspected
Replacement Uom	MBH Net
Instance on Basement	Under Construction
Enclosed IDF Room	Inspected
Instance on Rooms 112, 312, 412	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms 112, 312, 412	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 112, 312, 412
Deficiency Quantity	3
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.
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Inspected
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen

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Question	Response
KITCHEN	
CO Detector	
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.
Gas System	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
	Does not Exist
Instance on 1st Floor	Does not Exist
Kitchen Sink	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	
	Inspected
Instance on Room 214A	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Room 214A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Inspected
Instance on Room 434	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	
	Does not Exist
Instance on Room 434	Does not Exist

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Question	Response
SCIENCE DEMO ROOM	
CO Detector	Not Required
Instance on Room 434	Not Required
Emergency Shower	Does not Exist
Instance on Room 434	Does not Exist
Eye Wash	Does not Exist
Instance on Room 434	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 434	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 434	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 434	Does not Exist
Laboratory Sink	Inspected
Instance on Room 434	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 434	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 415	Inspected
Alternative use	No
Instance on Room 438	Inspected
Alternative use	Yes
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Does not Exist
CO Detector	Not Required
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Not Required
Instance on Room 438	Not Required
Instance on Room 415	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 415
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Emergency Shower	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Does not Exist

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Question	Response
SCIENCE LAB	
Emergency Shower	Does not Exist
Instance on Room 415	Does not Exist
Eye Wash	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Does not Exist
Instance on Room 415	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Does not Exist
Instance on Room 415	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Does not Exist
Instance on Room 415	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 438	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 415	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 417, 419, 421, 425, 428, 429, 432, 444	Does not Exist
Instance on Room 438	Does not Exist
Instance on Room 415	Does not Exist
SCIENCE PREP ROOM	
Instance on Room 436	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 436	Not Required
Emergency Shower	Inspected
Instance on Room 436	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected

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Question	Response
SCIENCE PREP ROOM	
Eye Wash	Inspected
Instance on Room 436	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Inspected
Instance on Room 436	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	MISSING CAPS
Deficiency Location/Instance	Outside the building in Allerton Avenue
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.
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 139
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	
Condition	Does not Exist
Water Gong	
Condition	Does not Exist
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	26-50
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Cafeteria Roof / Toilet Exhaust Fan
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.
Heating And Ventilating Unit	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	
Condition	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
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.
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	2nd Floor North MER / Caf Exh RA-3
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.
Supply Fan	
Condition	Does not Exist

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Question	Response
VENTILATION	
Unit Ventilator	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Library Room 234
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.