

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

X145

Asset: I.S. 145 - BRONX, 1000 TELLER AVENUE, New York, 10456

Inspection Id	Inspection Type	Time In	Last Edited
ME : X145	Mechanical	2017-12-14 8:58 AM	2017-12-15 3:49 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	20,000
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	Cafeteria Fan Room, Kitchen MER, MERs 217, 251
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Science Lab, Science Prep Room 309A
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Gymnasium Storage Room, Auditorium Stage, Rooms B1, 117, 146, 149, 206, 206A, 207, 207A, 216, 240, 243, 245, 319
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: DX Split Systems for Health Clinic Room 145; Enclosed IDF Room - Dedicated A/C Equipment (DX Split System, for Health Clinic Room 102.1)
	Years: 2017
	Systems: DX Split Systems for Fitness Center Room 120, Dance Studio Room 147
	Years: 2016
	Systems: Fixtures - Student: Toilets - Staff: Toilets, Urinals
	Years: 2015
	Systems: Climate Control System: Refrigerated Air Dryer; Boiler Fresh Air Louver/Dampers
	Years: 2014
	Systems: Kitchen - Grease Traps (1 of 3)
	Years: 2013
	Systems: Kitchen - Grease Traps (2 of 3)
	Years: 2012
	Systems: Gas Meter Room Vent
	Years: 2011
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2)
	Years: 2009
	Systems: Kitchen - Hood Fire Suppression System
	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
Yes	Defective Boiler Safety Auxiliary	Boiler #2 Defective Low Water Cut-Off	HEATING PLANT Boiler System Steam Boiler	Boiler Room	Edwin Ressegue	Custodian	Sent to DSF	
Yes	Defective Boiler Safety Auxiliary	Boiler Safety Valves Leaking: Boiler #2 (1), Boiler #3 (2)	HEATING PLANT Boiler Auxiliaries Boiler Safety Valve	Boiler Room (3 of 6)	Edwin Ressegue	Custodian	Sent to DSF	

Inspection

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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	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Basement Crawlspace by Exit 1
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Water/Sprinkler/Gas Meter Room B7
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	Inspected
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Does not Exist
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
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	3 - Fair
Deficiency	No deficiencies 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	No deficiencies recorded
Locker Room Shower	Does not Exist

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Question	Response
FIXTURES	
Student	
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	3 - Fair
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	Does not Exist
Gas Meter Room Vent	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	
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	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER 251
Deficiency Quantity	10
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 Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3 - Fair

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	Inspected
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Room B14
Deficiency Quantity	10
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.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement Crawlspace by Stair E
Deficiency Quantity	10
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.
Terminal Unit Thermostatic Trap	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	
Replacement Quantity	20,250
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
Boiler Flue Exhaust	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE HEADER VALVE
Deficiency Location/Instance	Boiler Room: Boiler #1
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.
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (3 of 6)
Deficiency Quantity	3
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.
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,750
Instance Quantity Uom	MBH Net
Instance Manufacturer	Federal Boiler Company

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Equipment	51881-1
Capacity/Size Quantity	6,750
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1965
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
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.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,750
Instance Quantity Uom	MBH Net
Instance Manufacturer	Federal Boiler Company
Equipment	51881-2
Capacity/Size Quantity	6,750
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1965
Source of Installation	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
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.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
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.
Instance on Basement	Inspected
Instance	Boiler Room

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	3 - Fair
Instance Quantity	6,750
Instance Quantity Uom	MBH Net
Instance Manufacturer	Federal Boiler Company
Equipment	51881-3
Capacity/Size Quantity	6,750
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1965
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
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.
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	OIL BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room: Boiler #2
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.
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not Exist
Enclosed IDF Room	
Instance on Health Clinic Room 102.1	Inspected
Instance on Room 241	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	Inspected
Instance on Room 241	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 241
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 on Health Clinic Room 102.1	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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
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	2 - Between Good and 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

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Question	Response
KITCHEN	
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 321	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 321	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 309	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 309	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 309	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 309
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.
Emergency Shower	Does not Exist
Instance on Room 309	Does not Exist
Eye Wash	Inspected
Instance on Room 309	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 309	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 309	Does not Exist
Fixed Laboratory Hood	Does not Exist

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Question	Response
SCIENCE LAB	
Fixed Laboratory Hood	Does not Exist
Instance on Room 309	Does not Exist
Laboratory Sink	Inspected
Instance on Room 309	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 309	Does not Exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 309A	Inspected
Alternative use	No
Instance on Room 315	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 315	Does not Exist
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 315	Not Required
Instance on Room 309A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 309A
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.
Emergency Shower	Does not Exist
Instance on Room 315	Does not Exist
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	Does not Exist
Instance on Room 315	Does not Exist
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 315	Does not Exist
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Does not Exist
Instance on Room 315	Does not Exist

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Fan	Does not Exist
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Does not Exist
Instance on Room 315	Does not Exist
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 315	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 309A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 315	Does not Exist
Instance on Room 309A	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	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Gymnasium Storage Room, Auditorium Stage, Rooms B1, 117, 146, 149, 206, 206A, 207, 207A, 216, 240, 243, 245, 319
Deficiency Quantity	70
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	
Does not Exist	
VENTILATION	
Inspected	
Exhaust Fan	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	26-50
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen MER: Cafe Exh #30
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.
Heating And Ventilating Unit	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	
	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Kitchen MER: Cafe Exh #30, MER 217: 1st Floor Supply #26
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Supply Fan	
	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	
	Does not Exist