

NYC Department of Education
Building Condition Assessment Survey 2018-2019

Mechanical Inspection

X153

School: **P.S. 153 - BRONX, 650 BAYCHESTER AVENUE, BRONX, NY, 10475**

InspectionId	Inspection Type	Time In	Last Edited
1916	MECHANICAL	2019-01-30 08:11AM	2019-02-11 11:55AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Kitchen - Grease Trap; Science Lab; Electric Domestic Water Heater (1 of 2) Years: 2010 Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Fixtures - Toilets, Urinals Years: 2015 Systems: Electric Domestic Water Heater (1 of 2) Years: 2018
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MERs C1, C12
Are there any Painted/Obstructed Sprinkler Heads?	MER C1; Rooms C3, C4, C5, C8 (painted, 10)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

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

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected
Instance	MER C1
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	Chiller #1
Capacity/Size Quantity	195
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	MER C1
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	Chiller #2
Capacity/Size Quantity	195
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	OVER 100 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Air Cooled Condenser	
	Inspected
Instance	Building Exterior by Loading Dock
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	195
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Building Exterior by Loading Dock
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	195
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Backflow Preventer	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	
	Inspected
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	4
Instance Quantity Uom	EACH
Manufacturer	Air Fan
EquipmentId	AHU-1, AHU-2, AHU-3, AHU-4
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Air Fan
EquipmentId	AHU-5
Capacity/Size Quantity	20

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AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	MER C12
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Air Filter
EquipmentId	AHU-6
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1971
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	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	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
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
Electric System	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Basement, Kitchen, Building Perimeter
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Various locations
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 354
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER C12
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Sprinkler/Water Service Room C2
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sprinkler/Water Service Room C2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Corridor near Room C8
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sump Pump	
	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Inspected
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	
	Does not exist
Enclosed IDF Room	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Toilet Room 105
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Toilet	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Room 354, Toilet Rooms 247, 259, 309, 359
Quantity Uom	5
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
	3- Fair

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Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors near Rooms 308, 311, 342
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	1- Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Room 359
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/Gas Leak Detection	Does not exist
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:CLOGGED
Deficiency Location/Instance	Stairs
Deficiency Quantity	200
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Violations	No violations recorded
Deficiency	PIPING:DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	MER C12
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARIES:DEFECTIVE EXPANSION TANK
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PIPING:DEFECTIVE AUTOMATIC AIR VENT
Deficiency Location/Instance	MER C12
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room C16, Gas Meter Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	

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Question	Response
KITCHEN	
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Library - Room 268	Inspected
Dedicated A/C Equipment	
Instance on Library - Room 268	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Instance on Room 254	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 254	Does not exist
CO Detector	
Instance on Room 254	Not required
Emergency Shower	
Instance on Room 254	Does not exist
Eye Wash	
Instance on Room 254	Does not exist
Fixed Laboratory Hood	
Instance on Room 254	Does not exist
Hood Exhaust Ductwork	
Instance on Room 254	Does not exist
Hood Exhaust Fan	
Instance on Room 254	Does not exist
Laboratory Sink	
Instance on Room 254	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE LAB	
Make-up Air Unit	
Instance on Room 254	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry 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	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER C1; Rooms C3, C4, C5, C8 (painted, 10)
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Back of the building / AHU-3 Ductwork
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist