

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

X159

Asset: P.S. 159 - BRONX, 2315 WASHINGTON AVE., New York, 10458

Inspection Id	Inspection Type	Time In	Last Edited
ME : X159	Mechanical	2018-02-27 12:51 PM	2018-03-06 4:57 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	4000
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	1
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Boiler 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: F&T/Steam Drip Traps (approximately 50%); MDF Room - Dedicated A/C Equipment (Window A/C)
	Years: 2016
	Systems: Electric Domestic Water Heater in Staff Toilet Room 201
	Years: 2010

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	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric 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
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
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.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Staff Toilet Room 201
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.
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	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Basement - Boy's Toilet 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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Sewage/Waste/Vent Piping	Inspected
Violations	No violations recorded.
Sewage Ejector Pump	Does not Exist
Sump Pump	Does not Exist
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	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Staff Toilet Room 201
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.
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	3rd Floor Corridor by Stair A3
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.
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	4th Floor Corridor by Girl's Toilet Room 407
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	35267362H
Lavatory/Sink	Inspected

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Basement - Boy's Toilet Room, Girl's Toilet Room 407
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.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	
Heating Coil In Ductwork	Does not Exist
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not Exist
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair

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Question	Response
HEATING	
Steam Heating	Inspected
Steam Piping	Inspected
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	
Replacement Quantity	1,506
Replacement Uom	MBH Net
Instance on Sub-Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Sub-Basement	Inspected
Boiler Auxiliary Piping	
Instance on Sub-Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Sub-Basement	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Sub-Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Sub-Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Sub-Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Sub-Basement	Inspected
Coal-fired Boiler	
Instance on Sub-Basement	Does not Exist
Hot Water Boiler	
Instance on Sub-Basement	Does not Exist
Modular Boiler	

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Question	Response
HEATING PLANT	
Boiler System	
Modular Boiler	
Instance on Sub-Basement	Does not Exist
Steam Boiler	
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity Uom	MBH Net
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	87197-01
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1919
Source of Installation	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,506
Instance Quantity Uom	MBH Net
Instance Manufacturer	Best Boilers, Inc.
Equipment	87197-02
Capacity/Size Quantity	2,000
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	2002
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Sub-Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Sub-Basement	Does not Exist
Burner/Burner Control Panel	
Instance on Sub-Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	

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Question	Response
HEATING PLANT	Inspected
Fuel System	Inspected
Gas Trains And Vent At The Boiler	
Instance on Sub-Basement	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Not Required
Instance on Basement	Not Required
Gas System	Does not Exist
Instance on Basement	Does not Exist
Grease Trap	Does not Exist
Instance on Basement	Does not Exist
Hood	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Basement	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Basement	Does not Exist
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 203	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 203	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Kitchen (1 of 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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VENTILATION	
Exhaust Fan	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist