

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

Mechanical Inspection

X173

Asset: P.S. 236 - BRONX, 1871 WALTON AVENUE, New York, 10453

Inspection Id	Inspection Type	Time In	Last Edited
ME : X173	Mechanical	2018-01-30 10:56 AM	2018-02-06 12:02 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.	2,275
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	MER C03A, Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	No
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: MDF Room - Dedicated A/C Equipment (DX Split System); CO/Gas Leak Detection (1 of 2)
	Years: 2014
	Systems: F&T/Steam Drip Traps (75%)
	Years: 2013
	Systems: Air Cooled Chiller (1 of 2)
	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
No condition recorded								

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	Penthouse MER
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Carrier
Equipment	N/A
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Instance Manufacturer	McQuay
Equipment	RM-2
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	
	Inspected
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	ACC-1
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	ACC-2
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse 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

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Backflow Preventer	Inspected
Violations	No violations recorded.
Central Station Air Handler	
Instance	Inspected
Instance Condition	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	McQuay
Equipment	AHU-1, AHU-3
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	McQuay
Equipment	AHU-2
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
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
DX Split System	Inspected
Indoor Unit	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	
Condition	Inspected
Condition	2 - Between Good and Fair
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected

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Question	Response
AIR CONDITIONING	Inspected
Return Fan	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Water Meter Room C11
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	B&G
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	Inspected
Instance	Cellar Kitchen (Domestic Water/RPZ in RPZ Closet 112C)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Water Meter Room C11 (Domestic Water/RPZ in RPZ Closet 103B)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Water Meter Room C11 (Sprinkler Water)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	750
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1997
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.
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
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	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Inspected
Dual Temperature Distribution: Piping, Pumps and	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
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
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected

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Question	Response
GAS SERVICE	
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2014
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Boiler Room, Gas Meter Room (Gas Leak Detection)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	1997
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.
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Penthouse MER at AHU-1
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	2,718
Replacement Uom	MBH Net
Instance on Cellar	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Cellar	Inspected
Boiler Auxiliary Piping	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Cellar	Does not Exist
Boiler Flue Exhaust	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Flue Exhaust	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Cellar	Inspected
Coal-fired Boiler	
Instance on Cellar	Does not Exist
Hot Water Boiler	
Instance on Cellar	Does not Exist
Modular Boiler	
Instance on Cellar	Does not Exist
Steam Boiler	
Instance on Cellar	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,359
Instance Quantity Uom	MBH Net
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	101845-1
Capacity/Size Quantity	1,750
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,359
Instance Quantity Uom	MBH Net
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	101845-2
Capacity/Size Quantity	1,750
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1997

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Question	Response
HEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Cellar	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Room inside Room 104	Inspected
Dedicated A/C Equipment	
Instance on Room inside Room 104	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room inside Room 104
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
KITCHEN	
Instance on Cellar	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Condition	3 - Fair

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Question	Response
KITCHEN	
Gas System	Inspected
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
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.
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room C02D	Inspected
Dedicated A/C Equipment	
Instance on Room C02D	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	
Inspected	
Dry Sprinkler Alarm Valve Assembly	
Does not Exist	
Wet Sprinkler Alarm Valve Assembly	
Does not Exist	
Fire Booster Pump Assembly	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	
Does not Exist	
Siamese Connection	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	MISSING CAPS
Deficiency Location/Instance	Mount Hope 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	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	
Inspected	
Hose Valve Assembly	
Condition	Inspected
Condition	2 - Between Good and Fair

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	Inspected
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof/TX-2, EF-13
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.
Heating And Ventilating Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist