

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

X181

School: **I.S. 181 - BRONX, 800 BAYCHESTER AVENUE, BRONX, NY, 10475**

InspectionId	Inspection Type	Time In	Last Edited
2094	MECHANICAL	2019-02-04 08:09AM	2019-02-04 02:09PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Kitchen - Grease Trap (1 of 2) Years: 2008 Systems: DX Split System for Library; Electric Domestic Water Heater for Kitchen Years: 2010 Systems: Kitchen - Grease Trap (1 of 2) Years: 2013 Systems: Fixtures - Toilets, Urinals Years: 2015 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2016
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Sub-Cellar - Sub-Cellar MER, Chiller MER
Are there any spaces with Missing or Defective CO Detectors?	Science Prep Rooms
Are there any Painted/Obstructed Sprinkler Heads?	Rooms 7, 11 (painted, 5)
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 condition recorded					

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected
Instance	Sub-Cellar - Chiller MER
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	Chiller #1
Capacity/Size Quantity	208
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	OVER 100 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Sub-Cellar - Chiller MER
Instance Condition	3- Fair
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	Chiller #2
Capacity/Size Quantity	208
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	School Yard
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	208
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	School Yard
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	208
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1990
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	Miller Picking Corp.
EquipmentId	EC-1D, EC-2D, EC-3D, EC-4D
Capacity/Size Quantity	25500
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Miller Picking Corp.
EquipmentId	EC-5D
Capacity/Size Quantity	27000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
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
Dry Cooler	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
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	Inspected
Instance	Throughout (central A/C)
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	1995
Source of Installation Year	Inspector Estimate
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout (central A/C)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Throughout (perimeter hydronic heating and area served by Sub-Cellar Heating And Ventilating Unit)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Sub-Cellar MER
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 TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	Sub-Cellar MER
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 TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Sub-Cellar MER
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	Sub-Cellar MER
Deficiency Quantity	30
Quantity Uom	L.F.
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Sub-Cellar - Sprinkler/Gas/Water Service Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sub-Cellar - Sprinkler/Gas/Water Service Room
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	DEFECTIVE AUXILIARIES(RELIEF VALVE, GAUGE, TEMPERATURE REGULATOR, ETC)
Deficiency Location/Instance	Sub-Cellar MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Sub-Cellar MER
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	Inspected

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	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)	
Enclosed IDF Room	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	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
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	1- Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Toilet Rooms 42, 238
Deficiency Quantity	3
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

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Question	Response
GAS SERVICE	
Gas Distribution Piping	
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	
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Sub-Cellar MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Sub-Cellar MER
Deficiency Quantity	6
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	No deficiencies recorded
HEATING PLANT	
KITCHEN	
Instance on Cellar	Inspected
CO Detector	
Instance on Cellar	Not required
Gas System	
Instance on Cellar	Does not exist
Grease Trap	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Cellar	Inspected

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Question	Response
KITCHEN	
Hood	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Cellar	Does not exist
Hot Water Temperature Booster	
Instance on Cellar	Does not exist
Kitchen Sink	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 182	Inspected
Dedicated A/C Equipment	
Instance on Room 182	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 33	Inspected
Alternative Use	Yes
Instance on Rooms 35, 58, 60	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
CO Detector	
Instance on Room 33	Not required
Instance on Rooms 35, 58, 60	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
Eye Wash	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
Fixed Laboratory Hood	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
Hood Exhaust Ductwork	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
Hood Exhaust Fan	

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Question	Response
SCIENCE LAB	
Hood Exhaust Fan	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
Laboratory Sink	
Instance on Room 33	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 35, 58, 60	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 35, 58, 60
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Make-up Air Unit	
Instance on Room 33	Does not exist
Instance on Rooms 35, 58, 60	Does not exist
SCIENCE PREP ROOM	
Instance on Rooms 34, 59	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 34, 59	Does not exist
CO Detector	
Instance on Rooms 34, 59	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Rooms 34, 59
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Rooms 34, 59	Does not exist
Eye Wash	
Instance on Rooms 34, 59	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 34, 59	Does not exist
Hood Exhaust Ductwork	
Instance on Rooms 34, 59	Does not exist
Hood Exhaust Fan	
Instance on Rooms 34, 59	Does not exist
Laboratory Sink	
Instance on Rooms 34, 59	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 34, 59	Does not exist

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Question	Response
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	Rooms 7, 11 (painted, 5)
Deficiency Quantity	5
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	DEFECTIVE FIRE HOSE CABINET
Deficiency Location/Instance	Corridors near Rooms 219, 229
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Bulkheads
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
VENTILATION	
Exhaust Fan	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE HEATING COIL
Deficiency Location/Instance	Sub-Cellar MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Corridor near Room 146; Room 186
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Area served by EC-3D
Deficiency Quantity	200
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