

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

Mechanical Inspection

X314

**Asset:** P.S. 314 - BRONX, 4520 MATILDA AVENUE, New York, 10470

Inspection Id	Inspection Type	Time In	Last Edited
ME : X314	Mechanical	2018-03-05 11:40 AM	2018-03-05 3:45 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	0
Total capacity of all above ground tanks in gal.	0
Total # of below ground tanks	1
Total capacity of all below ground tanks in gal.	5,000
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	Cafeteria Fan Room, Gymnasium Fan Room; Penthouse Fan Room
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: Unit Heater/Cabinet Heaters; Boiler Safety Valve
	Years: 2016

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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Throughout (Heat Timer System)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Room inside Electrical Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room inside Electrical 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.
Deficiency	WATER MAIN: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Room inside Electrical Room
Deficiency Quantity	1
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.
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Mechanical Room B22
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Custodial Staff
Deficiency	NOT IN USE
Deficiency Location/Instance	Mechanical Room B22
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

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	Inspected
<b>Gas Fired Domestic Water Heater</b>	Inspected
Violations	No violations recorded.
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Women's Toilet Room B04
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.
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Men's Toilet Room 104
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Urinal</b>	Inspected
Violations	No violations recorded.
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Room 113
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.
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Does not Exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	1,733

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Question	Response
<b>HEATING PLANT</b>	
Replacement Uom	MBH Net
Instance on Mechanical Room B22	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	Inspected
Instance on Mechanical Room B22	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Mechanical Room B22	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Mechanical Room B22	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Mechanical Room B22	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Mechanical Room B22	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler 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
Violations	No violations recorded.
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on Mechanical Room B22	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
Instance on Mechanical Room B22	Inspected
<b>Coal-fired Boiler</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Mechanical Room B22	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,733

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Instance Quantity Uom	MBH Net
Instance Manufacturer	Smith Cast Iron Boiler
Equipment	69750-02
Capacity/Size Quantity	1,733
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Modular Boiler</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Steam Boiler</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Fuel System</b>	
Instance on Mechanical Room B22	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Mechanical Room B22	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Mechanical Room B22	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Mechanical Room B22	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Mechanical Room B22	Does not Exist
<b>Enclosed IDF Room</b>	
Instance on Mechanical Room B22	Does not Exist
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Not Required
<b>Gas System</b>	
Instance on Basement	Does not Exist
<b>Grease Trap</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Condition	1 - Good

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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	Inspected
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on Basement	Does not Exist
<b>Hot Water Temperature Booster</b>	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room B18	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room B18	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Cafeteria Fan Room / Cafeteria Exhaust Fan (belt), Roof / Toilet Exhaust Fans (electrical wiring issues)
Deficiency Quantity	4
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.
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Gymnasium Fan Room / Gymnasium Exhaust Fan
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

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<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist