

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

Mechanical Inspection

X965

Asset: REGION 2 SUSPENSION CENTER - X, 991 LONGWOOD AVE., New York, 10459

Inspection Id	Inspection Type	Time In	Last Edited
ME : X965	Mechanical	2018-01-02 11:49 AM	2018-01-02 3:39 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Room 008, Kitchen
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Cafeteria, Rooms 003, 109, 110, 213
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Gas Fired Domestic Water Heater
	Years: 2015

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective Sprinkler/Stand pipe System	Completely Painted Sprinkler Head (1)	SPRINKLERS, STANDPIPE, FIRE SYSTEM Sprinkler Head	Cafeteria	Clifford Pethune	Custodian	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	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	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Gymnasium Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance	Room 008
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Amtrol Inc.
Equipment	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	3
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Water Meter Room 014
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
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	Room 008
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	425
Capacity/Size UOM	MBH Output
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Water Distribution Piping	Inspected
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 002, Gymnasium
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.
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Basement - Boys	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
FIXTURES	
Student	
Locker Room Shower	
Alternative use	Yes
Deficiency	No deficiencies recorded
Instance on Basement - Girls	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
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	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
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	Inspected
Instance	Gas Meter Room 018
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	5,400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Does not Exist
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist

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HEATING	Inspected
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Inspected
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Gas System	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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

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Question	Response
MDF Room	Inspected
Instance on Room 008	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 008	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 008
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.
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Water Meter Room 014
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.
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Cafeteria, Rooms 003, 109, 110, 213
Deficiency Quantity	18

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	
Condition	Inspected
Deficiency	1 - Good
Standpipe System	
Condition	Inspected
Deficiency	No deficiencies recorded
Hose Valve Assembly	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Piping	
Condition	Inspected
Deficiency	1 - Good
Water Gong	
Condition	Does not Exist
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	3 - Fair
Heating And Ventilating Unit	
Condition	Does not Exist
Metal Ductwork	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Supply Fan	
Condition	Does not Exist
Unit Ventilator	
Condition	Does not Exist