	ection						K119
Asset:	P.S. 119 - BI	ROOKLYN, 3	829 AVENUE 1	K, New York, 1	11210		
Inspection Id	Inspection T	Гуре				Time In	Last Edited
ME : K119	Mechanical					2024-03-26 8:30 AM	2024-04-11 3:19 PM
sset Data							
Question					Answer		
Are there fuel tar					No		
Total # of water		ntries to the asset			2		g
MERs/Fan Roon					and Adjace	Steam Condensate Return Pumpir ent to Boiler Room	ng System Rooms B103
Are there any spa		•			No		
Are there any En			•		No		
Are there any Pa		_			No		
Have any Systen	ns/iviajor Buildi	ing Components	been upgraded?		Yes	Haating Dlant: Water Comices	Cas Fired Domestic Wet
					Systems:	Heating Plant; Water Services; Heater; Domestic Hot Water R Pumps; Fixtures - Student: Toi Gas Service; Unit Heater/Cabin Grease Trap	emote Storage Tank; Sum lets (15%), Urinals (20%)
					Years:	2018	
					Systems:	Climate Control System: BMS (50%), Urinals (80%); Steam C Systems; F&T/Steam Drip Tra Thermostatic Traps; MER Stea	Condensate Return Pumpir ps; Terminal Unit
					Years:	2017	
					Systems:	DX Split Systems for Cafeteria 15); Electric Pressure Booster S	
					Years:	2015	
riority Condition	1						
•							
Priority Pri Condition Exist Ca Last Year?		Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title Status	PhotoImage
Priority Priority Condition Exist Cast Year?	ategory		•		` '	Person(s) Title Status	PhotoImage
Priority Price Condition Exist Cast Year? No condition record aspection	ategory		•		Notified		PhotoImage
Priority Pr Condition Exist C: Last Year? No condition record spection Question	ategory		•		` '		PhotoImage
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Priority Price Condition Exist Cast Year? No condition record respection Question Mechanical AIR CONDITION Chilled Water	oning r System	Description	Affected	Description	Respons Inspected Does not	se d t Exist	PhotoImage
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uestion		Response	
AIR CONDITIONI	NG	¥, 0-100	
DX Split System	·-		
Outdoor Unit			
Condition		1 - Good	
Deficiency	,	No deficiencies recorded	
Dry Cooler		Does not Exist	
Packaged / Roofto	p Unit	Does not Exist	
Packaged Termin	al A/C	Does not Exist	
Refrigerant Leak	Detection System	Does not Exist	
Refrigerant Pipin	g	Inspected	
Condition		1 - Good	
Deficiency	7	No deficiencies recorded	
Return Fan		Does not Exist	
CENTRAL ACID V	VASTE NEUTRALIZING TANK	Does not Exist	
CLIMATE CONTR	OL SYSTEM	Inspected	
BMS		Inspected	
Instance		Throughout	
Instance C	ondition	2 - Between Good and Fair	
Instance Q	quantity	1	
Instance Q	quantity Uom	EACH	
Building A	area Covered by Operational System	81-100%	
Installation	ı Year	2017	
Source of	Installation	Custodial Staff	
Deficiency	1	No deficiencies recorded	
Pneumatic System	1	Does not Exist	
Hybrid System		Does not Exist	
Electric System		Does not Exist	
COMPACTOR		Does not Exist	
CONVEYING		Does not Exist	
DOMESTIC WATE	ER SYSTEM	Inspected	
Domestic Cold Wa	ater System	Inspected	
Gravity System		Does not Exist	
Pressure Booste	r System	Inspected	
Electric Press	ure Booster System	Inspected	
Instance		Boiler Room	
Instance C	ondition	2 - Between Good and Fair	
Instance Q	uantity	1	
Instance Q	uantity Uom	EACH	
Instance M	1anufacturer	Canariis	
Equipmen	t	N/A	
Capacity/S	Size Quantity	1	
Capacity/S	Size UOM	Total # Pumps	
Capacity/S	Size2 Quantity	2	
Capacity/S	Size2 UOM	Total Pumps HP	
Source of	Capacity/Size	Documented	
Installation	ı Year	2015	
Source of	Installation	Custodial Staff	

anical Inspection	K1
estion	Response
OMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance	Water Main Room next to Kitchen
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
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	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room (RPZ Outside the Building)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	ЕАСН
Deficiency	No deficiencies recorded
Instance	Water Main Room next to Kitchen
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Steam Condensate Return Pumping System Room Adjacent to Bo Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	ЕАСН
Instance Manufacturer	Bradford White
Equipment	N/A
Capacity/Size Quantity	300
	MBH Input
Capacity/Size UOW	\mathbf{r}^{-n}
Capacity/Size UOM Capacity/Size2 Quantity	0

chanical Inspection		K119
Question	Response	
DOMESTIC WATER SYSTEM		
Domestic Hot Water System		
Gas Fired Domestic Water Heater	Inspected	
Source of Capacity/Size	Documented	
Installation Year	2018	
Source of Installation	Documented	
Deficiency	No deficiencies recorded	
Oil Fired Domestic Water Heater	Does not Exist	
Domestic Water Distribution Piping	Inspected	
Condition	3 - Fair	
Deficiency	DAMAGED/MISSING INSULATION	
Deficiency Location/Instance	Room 210	
Deficiency Quantity	40	
Quantity Uom	L.F.	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected	
Interior Storm Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Sewage/Waste/Vent Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Sewage Ejector Pump	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Sump Pump	Inspected	
Condition	2 - Between Good and 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	3 - 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	

Question	Response
FIXTURES	.
Student	
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	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room, Steam Condensate Return Pump System Room Adjacent to Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convector/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	Inspected
Condition Condensate Piping	1 - Good
Deficiency Steam Condensate Return Piping	No deficiencies recorded Inspected

estion	Response	
HEATING		
Steam Heating		
Steam Condensate Return Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Steam Condensate Return Pumping System	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Steam Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Terminal Unit Thermostatic Trap	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Steam supplied by External Sources	Does not Exist	
Unit Heater/Cabinet Heater	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
HEATING PLANT	Inspected	
Replacement Quantity	4,848	
Replacement Uom	MBH Net	
Instance on Basement	Inspected	
Burner Type	Gas	
Heating Plant Oil Number	N/A	
Is there a water meter on the boiler make-up water piping?	Yes	
Observed Operational? Burner Exists?	Yes Yes	
Burner Manufacturer	Webster	
Burner Model Number	JB2G-30-LMV37-S-M.30VGD-UL-IRI	
Boiler Auxiliaries	Inspected	
Instance on Basement	Inspected	
Boiler Auxiliary Piping		
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Boiler Emergency Stop Switch		
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Boiler Feedwater System		
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Boiler Feedwater Treatment(Automatic)	110 deficiencies recorded	
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Boiler Flue Exhaust	No deficiencies recorded	
	Inconceted	
Instance on Basement	Inspected	
Condition	1 - Good	

estion	Response	
IEATING PLANT	Response	
Boiler Auxiliaries		
Boiler Make-up Water Backflow Preventer		
Instance on Basement	Inspected	
Condition	3 - Fair	
Deficiency	DEFECTIVE RPZ	
Deficiency Location/Instance	Boiler Room (minor leak)	
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.	
Boiler Room Steam And Condensate Piping		
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Boiler Safety Valve		
Instance on Basement	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Boiler System	Inspected	
Instance on Basement	Inspected	
Coal-fired Boiler		
Instance on Basement	Does not Exist	
Hot Water Boiler		
Instance on Basement	Does not Exist	
Modular Boiler		
Instance on Basement	Does not Exist	
Steam Boiler		
Instance on Basement	Inspected	
Instance	Boiler Room	
Instance Condition	1 - Good	
Instance Quantity	2,424	
Instance Quantity Uom	MBH Net	
Cast Iron Boiler?	No	<u> </u>
Instance Manufacturer	Burnham	
Equipment	8990-02	
Capacity/Size Quantity	3,122	
Capacity/Size UOM	MBH Gross	
Source of Capacity/Size	Documented	
Installation Year	2018	
Source of Installation	Documented	
Deficiency	No deficiencies recorded	
Instance	Boiler Room	
Instance Condition	1 - Good	
Instance Quantity	2,424	

estion	Response	
EATING PLANT	•	
Boiler System		
Steam Boiler		
Cast Iron Boiler?	No	
Instance Manufacturer	Burnham	
Equipment	8990-01	
Capacity/Size Quantity	3,122	
Capacity/Size UOM	MBH Gross	
Source of Capacity/Size	Documented	
Installation Year	2018	
Source of Installation	Documented	
Deficiency	No deficiencies recorded	
Fuel System	Inspected	
Instance on Basement	Inspected	
	mspected	
Boiler Fresh Air Louver/Damper Do Boiler Combustion Air Louvers exist?	Yes	
Type	Automatic	
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Burner/Burner Control Panel		
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Fuel Oil Storage/Supply System		
Instance on Basement	Does not Exist	
Gas Trains And Vent At The Boiler		
Instance on Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
nclosed IDF Room	Does not Exist	
ITCHEN	Inspected	
Instance on Basement	Inspected	
	Not Required	
CO Detector	*	
Instance on Basement	Not Required	
Gas System	Does not Exist	
Instance on Basement	Does not Exist	
Grease Trap	Inspected	
Instance on Basement	Inspected	
Condition	1 - Good	
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	
	No deficiencies recorded	

uestion	Response	
KITCHEN	•	
Hood Exhaust Fan	Inspected	
Instance on Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
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 307	Inspected	
Dedicated A/C Equipment	Inspected	
Instance on Room 307	Inspected	
Condition	3 - Fair	
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	Does not Exist	
Roof Tank	Does not Exist	
Siamese Connection	Does not Exist	
Sprinkler Head	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Sprinkler Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Standpipe System	Does not Exist	
Water Gong	Does not Exist	
SWIMMING POOL	Does not Exist	
VENTILATION	Inspected	
Is the building mechanically ventilated?	Partial	
Exhaust Fan	Inspected	
Approximate Total # of Fans	1-25	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Heating And Ventilating Unit	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Metal Ductwork	Inspected	
Are there any uninsulated ductwork by design in Mechanical		
Rooms? Are there chain operated dampers?	Yes No	

Building Condition Assessment Survey 2023 - 2024

K119 Mechanical Inspection Question Response VENTILATION **Metal Ductwork** 3 - Fair Condition Deficiency DAMAGED FLEXIBLE CONNECTION Deficiency Location/Instance Kitchen / Kitchen Hood Exhaust Fan, MER 100 / Playroom Blower, 3rd Floor Staff Toilet Room Deficiency Quantity 3 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. **Supply Fan** Does not Exist **Unit Ventilator** Does not Exist