Asset: P.S. 243 - BROOKLYN, 1580 DEAN STREET, New	York, 11213		
Inspection Id Inspection Type	· · · · · · · · · · · · · · · · · · ·	Time In	Last Edited
ME: K243 Mechanical		2024-05-31 8:30 AM	2024-06-07 1:19 PM
set Data			
Question	Answer		
Are there fuel tanks?	Yes		
Total # of above ground tanks	2		
Total capacity of all above ground tanks in gal.	15,000		
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	2		
MERs/Fan Rooms Locations	System Ro	Stair F Crawlspace Steam Conder om	nsate Return Pumping
Are there any spaces with Missing or Defective CO Detectors?	Yes		
Location(s)	Kitchen		
Are there any Emergency Stop Switches with Missing Hammers?	No		
Are there any Painted/Obstructed Sprinkler Heads?	Yes		
Location(s)	Rooms B8	, B9, B10	
Have any Systems/Major Building Components been upgraded?	Yes		
	Systems:	Heat Pump Domestic Water He (67%)	eaters; Drinking Fountain
	Years:	2022	
	Systems:	Electric Domestic Water Heater Staff And Other: Urinal; F&T/S Unit Thermostatic Traps; Steam Pumping System (1 of 2)	team Drip Traps; Termin
	Years:	2019	
	Systems:	Sump Pumps (2 of 3)	
	Years:	2018	
	Systems:	Boiler Safety Valves	
	Years:	2017	
	Systems:	Boiler Fresh Air Louver/Dampe	ers
	Years:	2014	
	Systems:	Fixtures - Student: Lavatory/Sir Room - Dedicated A/C Equipm	nks, Toilets, Urinals; MD ent (DX Split System)
	Years:	2013	
ority Condition			
Priority Priority Condition Component Location Condition Exist Category Description Affected Description ast Year?	Person(s) on Notified	Person(s) Title Status	PhotoImage
To condition recorded			
spection			
Question	Respons	se	
Mechanical			
AIR CONDITIONING	Does not	Exist	
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not	Exist	
CLIMATE CONTROL SYSTEM	Inspecte	i	
BMS	Does not	Exist	
Pneumatic System	Inspecte		
Instance	Through		
	3 - Fair	***	
Instance Condition			
Instance Condition Instance Quantity	1		

uestion	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Throughout
Deficiency Quantity	50
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.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Does not Exist
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Inspected
Are all the existing ash hoists operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Gas Meter Room B2C
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas Meter Room B2C
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.
Instance	MER B12 Crawlspace
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
instance Quantity	EACH

hanical Inspection	K24	
nestion	Response	
DOMESTIC WATER SYSTEM		
Domestic Cold Water System		
Water Service		
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE	
Deficiency Location/Instance	MER B12 Crawlspace	
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 VALVE	
Deficiency Location/Instance	MER B12 Crawlspace	
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.	
Domestic Hot Water System	Inspected	
Domestic Hot Water Remote Storage Tank	Does not Exist	
Domestic Water Heat Exchanger	Does not Exist	
Electric Domestic Water Heater	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Gas Fired Domestic Water Heater	Does not Exist	
Heat Pump Domestic Water Heater	Inspected	
Instance	Boiler Room	
Instance Condition	1 - Good	
Instance Quantity	2	
Instance Quantity Uom	EACH	
Instance Manufacturer	A.O. Smith	
Equipment	N/A	
Capacity/Size Quantity	9	
Capacity/Size UOM	KW Input	
Capacity/Size2 Quantity	80	
Capacity/Size2 UOM	Gallons	
Source of Capacity/Size	Documented	
Installation Year	2022	
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	No deficiencies recorded	
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected	

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uestion	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Boys Toilet Rooms 216, 347, Girls Toilet Room 346 (cover)
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.
Sewage Ejector Pump	Does not Exist
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	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC
Deficiency Location/Instance	Kitchen Staff Toilet 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.
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2 - Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Cafeteria
2 officially 20 officers	
Deficiency Quantity	1

anical Inspection	K24	
stion	Response	
XTURES		
Student		
Drinking Fountain		
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 4	
Deficiency Photo1	No photo recorded	
Violations	SF103196	
Lavatory/Sink	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC	
Deficiency Location/Instance	Boys Toilet Room 116, Girls Toilet Rooms 110, 346	
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.	
Locker Room Shower	Inspected	
Instance on Inside Room 140	Inspected	
Instance Condition	3 - Fair	
Alternative use	Yes	
Deficiency	No deficiencies recorded	
Sink And Fountain Combo Unit	Inspected	
Condition	3 - Fair	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC	
Deficiency Location/Instance	Rooms 100, 102, 106	
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.	
Toilet	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	DEFECTIVE FLUSHOMETER VALVE	
Deficiency Location/Instance	Girls Toilet Room 346	
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.	
Deficiency	CRACKED/PHYSICAL DAMAGE	
Deficiency Location/Instance	Boys Toilet Room 116 (detached from wall)	
Deficiency Quantity	1	
Quantity Uom	EACH	

chanical Inspection	K24
Question	Response
FIXTURES	
Student	
Toilet	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boys Toilet Room 216
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.
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Boys Toilet Room 316
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.
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Condition	Inspected 3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	No deficiencies recorded Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	Inspected
Heating Coil In Ductwork Condition	Inspected 3 - Fair
Deficiency Hardwaria Hardina	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convector/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Boys Toilet Rooms 247, 316
Deficiency Quantity	2

anical Inspection	K24
estion	Response
EATING	
Radiator/Convector/Fin Tube	
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.
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	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Stair F Crawlspace Steam Condensate Return Pumping System Ro
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Stair F Crawlspace Steam Condensate Return Pumping System Ro
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.
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	3 - Fair
Deficiency	No deficiencies recorded
EATING PLANT	Inspected
Replacement Quantity	54

tion	Response
ATING PLANT	
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping? Burner Exists?	No Yes
Burner Manufacturer	Preferred Utilities
Burner Model Number	N/A
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	T 1
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency Reilan Foodwater System	No deficiencies recorded
Boiler Feedwater System Instance on Basement	Does not Exist
	Does not exist
Boiler Feedwater Treatment(Automatic)	Door not Evict
Instance on Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	BOILER DAMPER IN BREECHING: DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Boiler Room / Boiler #2 (Damper Actuator is disconnected)
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 Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room / Equalizing Line at rear of Boiler #1
Deficiency Quantity	20
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.

Response
Inspected
Inspected
2 - Between Good and Fair
No deficiencies recorded
Inspected
Inspected
Does not Exist
Does not Exist
Does not Exist
Inspected
Boiler Room
3 - Fair
27
MBH Net
No
No Burnham
49378-01
45376-01
Burner GPH
Inspector Estimate
1961
Documented LEAKWAN MICCEP TURES
LEAKY/PLUGGED TUBES
2 FACH
EACH DEDLACE
REPLACE
PRIORITY 3
LEVEL 2
No photo recorded
No violations recorded.
DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
1
EACH
MAINTENANCE
PRIORITY 3
LEVEL 2
No photo recorded
No violations recorded.
Boiler Room
3 - Fair
27
·
MBH Net

anical Inspection	K2
estion	Response
IEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Instance Manufacturer	Burnham
Equipment	49378-02
Capacity/Size Quantity	45
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Inspector Estimate
Installation Year	1961
Source of Installation	Inspector Estimate
Deficiency	LEAKY/PLUGGED TUBES
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.
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
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.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Туре	Automatic
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

hanical Inspection		K24
nestion	Response	
HEATING PLANT	Inspected	
Fuel System		
Gas Trains And Vent At The Boiler		
Instance on Basement	Does not Exist	
Enclosed IDF Room	Does not Exist	
KITCHEN	Inspected	
Instance on 1st Floor	Inspected	
CO Detector	Inspected	
Instance on 1st Floor	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 1st Floor	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Grease Trap	Inspected	
Instance on 1st Floor		
Condition	Inspected 5 - Poor	
	DEFECTIVE/CLOGGED	
Deficiency		
Deficiency Location/Instance	Kitchen	
Deficiency Quantity	1 EAGU	
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.	
Hood	Inspected	
Instance on 1st Floor	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Ductwork	Inspected	
Instance on 1st Floor	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Fan	Inspected	
Instance on 1st Floor	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Hood Fire Suppression System	Inspected	
Instance on 1st Floor	Inspected	
Condition	3 - Fair	

hanical Inspection		K24
uestion	Response	
KITCHEN	Inspected	
Hood Fire Suppression System	Inspected	
Deficiency	No deficiencies recorded	
Hot Water Temperature Booster	Does not Exist	
Instance on 1st Floor	Does not Exist	
Kitchen Sink	Inspected	
Instance on 1st Floor	Inspected	
Condition	3 - Fair	
Deficiency	MISSING AIR GAP	
Deficiency Location/Instance	Kitchen (1 of 4)	
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.	
MDF Room	Inspected	
Instance on Room 244	Inspected	
Dedicated A/C Equipment	Inspected	
Instance on Room 244	Inspected	
Condition	2 - Between Good and 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	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Fire Booster Pump Assembly	Does not Exist	
Roof Tank	Does not Exist	
Siamese Connection	Does not Exist	
Sprinkler Head	Inspected	
Condition	3 - Fair	
Deficiency	DEFECTIVE/DETERIORATED	
Deficiency Location/Instance	Rooms B8, B9, B10	
Deficiency Quantity Deficiency Quantity	6	
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.	
Sprinkler Piping		
Condition	Inspected 3 - Fair	
-	No deficiencies recorded	
Deficiency Standpipe System	Does not Exist	

Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection K243 Question Response SPRINKLERS, STANDPIPE, FIRE SYSTEM Inspected **Water Gong** Does not Exist SWIMMING POOL Does not Exist VENTILATION Inspected Partial Is the building mechanically ventilated? **Exhaust Fan** Inspected Approximate Total # of Fans 1-25 Condition 3 - Fair Deficiency DEFECTIVE Deficiency Location/Instance Kitchen Roof / Toilet EF (belt) **Deficiency Quantity** Quantity Uom **EACH** Potential Action MAINTENANCE Urgency of Action PRIORITY 3 LEVEL 2 Purpose of Action Deficiency Photo1 No photo recorded Violations No violations 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? Yes Are there chain operated dampers? Condition 3 - Fair DEFECTIVE REGISTER/DIFFUSER Deficiency Deficiency Location/Instance Students Toilet Room inside Room 104 **Deficiency Quantity** 1 **EACH** Quantity Uom MAINTENANCE Potential Action PRIORITY 3 Urgency of Action LEVEL 2 Purpose of Action No photo recorded Deficiency Photo1 Violations No violations recorded. **Supply Fan** Inspected Approximate Total # of Fans 1-5 Condition 3 - Fair Deficiency No deficiencies recorded **Unit Ventilator** Does not Exist