

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Asset: P.S. 384 - BROOKLYN, 242 COOPER STREET, New York, 11221

Inspection Id	Inspection Type	Time In	Last Edited
ME : K384	Mechanical	2024-01-05 7:02 AM	2024-01-23 9:53 AM

Asset 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	3
MERs/Fan Rooms Locations	2nd Floor MER, Penthouse MER
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?	Yes
Location(s)	Kitchen Storage Room, Rooms B9, B11, B13
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Elevator; Steam Condensate Return Pumping System; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2022
	Systems: Fixtures - Staff And Other: Toilets (50%), Urinals, Lavatory/Sinks (50%)
	Years: 2021
	Systems: Electric Pressure Booster System; Gas Pressure Booster
	Years: 2018
	Systems: Domestic Hot Water Remote Storage Tank; Electric Domestic Water Heater; Gas Fired Domestic Water Heater; Kitchen - Grease Trap
	Years: 2015
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2014

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective CO/Gas Leak Detection	CO/Gas Leak Detection system is defective	GAS SERVICE CO/Gas Leak Detection	Boiler Room	Paul Zarate	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-407C
Instance Manufacturer	Trane

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Equipment	Chiller #1
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-407C
Instance Manufacturer	Trane
Equipment	Chiller #2
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	1
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	2
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
AIR CONDITIONING	
Chilled Water System	
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	2nd Floor MER
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Zone #1, Zone #2
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	Zone #4
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1974
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
AIR CONDITIONING	
Refrigerant Piping	
Deficiency Location/Instance	Main Roof, Penthouse MER
Deficiency Quantity	60
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.
Return Fan	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
Does not Exist	
CLIMATE CONTROL SYSTEM	
Inspected	
BMS	
Does not Exist	
Pneumatic System	
Instance	Inspected
Instance Condition	Throughout
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Building Area Covered by Operational System	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Rooms 130, 219
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	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	15
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	DEFECTIVE REFRIGERATED AIR DRYER
Deficiency Location/Instance	Room B4 (1 of 2)
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.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Penthouse MER
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.
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout (Heat Timer)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B4
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.
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
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
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	23
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
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.
Pressure Booster Pump	Does not Exist
Domestic Cold Water Tank	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
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.
Water Service	Inspected
Instance	Crawlspace
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Crawlspace (leaks)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	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.
Instance	Room B15 (Domestic)
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Room B15 (Rusty, leaking)
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	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B15
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	Room B15 (Sprinkler)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B15
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations 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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Oil Tank Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	35674668Z
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Room B15 (Rusty, leak)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Violations	No violations recorded.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor adjacent to Room B15
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.
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Stair A Bulkhead (Clamped)
Deficiency Quantity	10
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.
Sewage/Waste/Vent Piping	
Condition	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room (above Boiler #2)
Deficiency Quantity	10
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.
Sewage Ejector Pump	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	
Condition	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	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Corridor adjacent to Room 126
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.
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor adjacent to Room 313K
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.
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room between Rooms 167 and 169
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.
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Girls Toilet Room 213K, Boys Toilet Rooms 213L, 313K, 332L
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
FIXTURES	
Student	
Lavatory/Sink	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys Toilet Room 314K
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.
Urinal	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boys Toilet Room 304K
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Inspected
Instance	Cage on Cooper Street near Exit 4
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	19,400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2018

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
GAS SERVICE	
Gas Pressure Booster	Inspected
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2006
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Women Toilet Room 330
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 Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Crawlspace
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.
MER Steam and Condensate Piping	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room (adjacent to the Gas Fired Domestic Water Heater), Room B7, Crawlspace
Deficiency Quantity	50
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.
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room (adjacent to the Boiler Feedwater Tank)
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	35674668Z
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room (adjacent to the Steam Condensate Return Pumping System, adjacent to the Gas Fired Domestic Water Heater), Rooms B7, B9, Crawlspace
Deficiency Quantity	110
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.
Steam Condensate Return Pumping System	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor adjacent to Room 153, Room 219
Deficiency Quantity	40
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.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
HEATING	
Steam Heating	Inspected
Terminal Unit Thermostatic Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	9,096
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Gordon Piatt
Burner Model Number	F12.1G0-50
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE BOILER FEEDWATER PIPING
Deficiency Location/Instance	Boiler Room (Boiler #1, Valve, leak)
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	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room (Boilers #1, #2, Valve, leak)
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.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room (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 Flue Exhaust	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	4 - Between Fair and Poor
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
HEATING PLANT	
Boiler System	
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	2 - Between Good and Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	61481-01
Capacity/Size Quantity	4,548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation	Documented
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.
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	61481-02
Capacity/Size Quantity	4,548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation	Documented
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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
HEATING PLANT	
Boiler System	Inspected
Steam Boiler	
Violations	No violations recorded.
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	BURNER CONTROL PANEL: DEFECTIVE
Deficiency Location/Instance	Boiler Room (Boiler #2, no flame control properly)
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.
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room (adjacent to Boilers #1, #2)
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.
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Room 214E	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 214E	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 214E
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not Exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not Exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
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	
Instance on Room 138	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
MDF Room	
Dedicated A/C Equipment	Inspected
Instance on Room 138	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 321A	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 321A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 321A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Room 321A	Does not Exist
Eye Wash	Inspected
Instance on Room 321A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 321A	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 321A	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 321A	Does not Exist
Laboratory Sink	Inspected
Instance on Room 321A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 321A	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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Kitchen Storage Room, Rooms B9, B11, B13

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Deficiency Quantity	17
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
Deficiency	3 - Fair
Standpipe System	
Condition	Inspected
Deficiency	No deficiencies recorded
Hose Valve Assembly	
Condition	Inspected
Deficiency	3 - Fair
Piping	
Condition	Inspected
Deficiency	3 - Fair
Water Gong	
Condition	Does not Exist
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Inspected
Condition	Partial
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	3 - Fair
Heating And Ventilating Unit	
Condition	Does not Exist
Metal Ductwork	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Inspected
Are there chain operated dampers?	No
Condition	No
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	2nd Floor MER (Return Fan #35)
Deficiency Quantity	10
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.
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Kitchen Staff Toilet Room, Gymnasium
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K384

Question	Response
VENTILATION	
Metal Ductwork	
Violations	No violations recorded.
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Boiler Room (adjacent to the workshop room)
Deficiency Quantity	10
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.
Supply Fan	
Approximate Total # of Fans	Inspected 1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	
Condition	Inspected 3 - Fair
Deficiency	DEFECTIVE FRESH AIR INTAKE
Deficiency Location/Instance	Staff lounge Room 139 (Blocked by plywood)
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	DEFECTIVE CONTROLS
Deficiency Location/Instance	Staff lounge Room 139
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.