

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K405

Asset: MIDWOOD HS - K, 2839 BEDFORD AVENUE, New York, 11210

Inspection Id	Inspection Type	Time In	Last Edited
ME : K405	Mechanical	2024-01-02 8:25 AM	2024-01-23 8:53 AM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Sub-Basement North, South, Center MERs, Attic North, South Fan Rooms, Attic Center MER, MER 483E
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)	Rooms 173, 256, 304
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Fixtures - Staff And Other: Toilets (40%); Urinals (40%); Electric Domestic Water Heater (1 of 4); DX Split Systems for the Auditorium; MDF Room - Dedicated A/C Equipment (2 window AC units)
	Years: 2023
	Systems: Electric Domestic Water Heater (1 of 4); Kitchen - Hot Water Temperature Booster
	Years: 2020
	Systems: Terminal Unit Thermostatic Traps
	Years: 2019
	Systems: Electric Domestic Water Heater (1 of 4)
	Years: 2018
	Systems: Water Services; Electric Domestic Water Heaters (1 of 4); Kitchen - Hood Fire Suppression
	Years: 2017
	Systems: Sewage Ejector Pumps; Fixtures - Staff And Other: Toilets (60%), Urinals (60%); Fixtures - Student: Toilets
	Years: 2014
	Systems: Steam Condensate Return Pumping Systems (3 of 4); Steam supplied by External Sources - Shut-off Valves, Pressure-Reducing Valves, Steam Control Valves
	Years: 2013

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
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	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	UP TO 5 TONS: NOT IN USE
Deficiency Location/Instance	Room 149A

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Question	Response
AIR CONDITIONING	
DX Split System	
Indoor Unit	
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.
Outdoor Unit	
Condition	Inspected
Condition	1 - Good
Deficiency	UP TO 5 TONS: NOT IN USE
Deficiency Location/Instance	Bedford Ave Side adjacent to main entrance
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.
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	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Various Classrooms
Deficiency Quantity	20
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	1st Floor Corridor adjacent to Exit 10 and Other Locations

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Quantity	10
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	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	Inspected
Are all the existing sidewalk elevators operable?	No
Condition	5 - Poor
Deficiency	No deficiencies recorded
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Sub-Basement North MER
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sub-Basement North MER
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	Gas Meter Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Gas Meter 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.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas Meter 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.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Does not Exist
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	
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Attic South Fan Room
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	Inspected
Condition	3 - Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Gas Meter Room
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.
Deficiency	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	Main Lobby Mens 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.
Sewage Ejector Pump	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Nurse's Office Room 257
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Student	Inspected
Drinking Fountain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 2nd Floor - Girls	Inaccessible
Instance on 2nd Floor - Boys	Inaccessible
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Sub-Basement North 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.
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	1st Floor Corridor adjacent to Exit 10
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE
Deficiency Location/Instance	Girls Locker Room Shower / Leaks
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	AUXILIARY (VALVE, VENT): DEFECTIVE
Deficiency Location/Instance	Main Lobby Mens Toilet Room, 4th Floor Womens Toilet Room, and other locations
Deficiency Quantity	10
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	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Sub-Basement North, South, Center MERs
Deficiency Quantity	20
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.
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Sub-Basement North, South, Center MERs
Deficiency Quantity	100
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/LEAKS

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Deficiency Location/Instance	Sub-Basement North, South, Center MERs
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.
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Sub-Basement North, South, Center MERs
Deficiency Quantity	4
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.
Steam Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Sub-Basement Center MER, Center Attic before Attic North Fan Room
Deficiency Quantity	3
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.
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Condition	Does not Exist
Enclosed IDF Room	
Condition	Does not Exist
KITCHEN	
Condition	Inspected
Instance on Basement	Inspected

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Question	Response
KITCHEN	
CO Detector	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 336	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 336	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Rooms 151, 245, 413, 415, 419	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
CO Detector	Not Required
Instance on Rooms 151, 245, 413, 415, 419	Not Required

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Question	Response
SCIENCE DEMO ROOM	
Emergency Shower	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
Eye Wash	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 151, 245, 413, 415, 419	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 151, 245, 413, 415, 419	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Rooms 256, 407, 409	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
CO Detector	Not Required
Instance on Rooms 256, 407, 409	Not Required
Emergency Shower	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
Eye Wash	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 256, 407, 409	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 256, 407, 409	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 256, 407, 409	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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 173, 256, 304
Deficiency Quantity	31
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	Does not Exist
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
Deficiency	NOT IN USE
Deficiency Location/Instance	Attic North, South Fan Rooms / GIRLS-SH.EXH - 13A, BOYS-SH.-EXH. - 14A
Deficiency Quantity	2
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.
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	Yes
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Attic Center 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.
Supply Fan	
Approximate Total # of Fans	Inspected
Condition	6-10
Condition	3 - Fair

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Question	Response
VENTILATION	
Supply Fan	Inspected
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded