

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K748

Asset: P.S. @ 424 ALBEE SQUARE WEST - BROOKLYN, 424 ALBEE SQUARE WEST, 11201

Inspection Id	Inspection Type	Time In	Last Edited
ME : K748	Mechanical	2024-03-01 8:09 AM	2024-03-07 2:27 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	MERs 100.F, 200.J, 300.H, 400.L, 500.H, 600.D, 600.E
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)	Room 200.F
Have any Systems/Major Building Components been upgraded?	No

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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	MER 200.J
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Hydronic
Refrigerant Type	R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-2
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 600.D
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-G
Capacity/Size Quantity	36
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 600.E
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-6
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 400.L
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-4
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 500.H
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-5
Capacity/Size Quantity	16
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 300.H
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-3
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 300.H
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	United CoolAir
Equipment	AHU-KC
Capacity/Size Quantity	23
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 100.F
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Hydronic R-410A
Instance Manufacturer	Water Furnace
Equipment	ACU-1, ACU-2
Capacity/Size Quantity	2
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not Exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	Inspected
Instance	Throughout Leased Space
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Does not Exist
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	1 - Good
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
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	Does not Exist
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	Does not Exist
Gas Fired Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Inspected
Instance	MER 600.E
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Heat Pump Domestic Water Heater	
Equipment	WH-1, WH-2
Capacity/Size Quantity	12
Capacity/Size UOM	KW Input
Capacity/Size2 Quantity	119
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Student	
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	Does not Exist
HEATING	
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Enclosed IDF Room	Inspected
Instance on Rooms 200.D, 400.D	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms 200.D, 400.D	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 3rd Floor	Inspected
CO Detector	Not Required
Instance on 3rd Floor	Not Required
Gas System	Does not Exist
Instance on 3rd Floor	Does not Exist
Grease Trap	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 3rd Floor	Inspected

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KITCHEN	
Hood Exhaust Ductwork	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Does not Exist
Instance on 3rd Floor	Does not Exist
Hot Water Temperature Booster	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 101	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 101	Inspected
Condition	1 - Good
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	1 - Good
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 200.F
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.
Sprinkler Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
Water Gong	
	Does not Exist
SWIMMING POOL	
	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Inspected
	Yes
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	1 - Good
	No deficiencies recorded
Heating And Ventilating Unit	
	Does not Exist
Metal Ductwork	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Inspected
Are there chain operated dampers?	No
	No
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	
	Does not Exist
Unit Ventilator	
	Does not Exist