

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K762

Asset: **PRE-K CENTER @ 1355 84TH STREET - BROOKLYN, 1355 84TH STREET, New York, 11228**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K762	Mechanical	2023-12-13 8:29 AM	2024-04-17 5:25 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	None
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?	No
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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	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
<b>DX Split System</b>	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout
Instance Condition	2 - Between Good and Fair

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Electric System</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Kitchen (Backflow Preventers in Room 107)
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	MER 202
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	Inspected
<b>Gas Fired Domestic Water Heater</b>	Inspected
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Does not Exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	2nd Floor Boiler Room, 3rd Floor Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Replacement Uom	MBH Net
Instance on 1st Floor	Inspected
Burner Type	N/A
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Instance on 2nd Floor	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Instance on 3rd Floor	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
<b>Boiler Auxiliaries</b>	Inspected
Instance on 3rd Floor	Inspected
Instance on 2nd Floor	Inspected
Instance on 1st Floor	Does not Exist
<b>Boiler Auxiliary Piping</b>	

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Auxiliary Piping</b>	
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 3rd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Boiler System</b>	
	Inspected
Instance on 3rd Floor	Inspected
Instance on 2nd Floor	Inspected
Instance on 1st Floor	Inspected
<b>Coal-fired Boiler</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hot Water Boiler</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Instance on 1st Floor	Does not Exist
<b>Modular Boiler</b>	
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity Uom	MBH Net
Instance Manufacturer	Burnham
Equipment	N/A
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1980
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 119 (inside Room 29)
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.
Instance on 3rd Floor	Inspected
Instance	MER 318
Instance Condition	2 - Between Good and Fair
Instance Quantity	159
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	87187-03
Capacity/Size Quantity	159
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 318
Instance Condition	2 - Between Good and Fair
Instance Quantity	159
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	87187-04
Capacity/Size Quantity	159
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Modular Boiler</b>	
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Instance	MER 202
Instance Condition	2 - Between Good and Fair
Instance Quantity	169
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	20996-01
Capacity/Size Quantity	169
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	MER 202
Instance Condition	2 - Between Good and Fair
Instance Quantity	169
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	20996-02
Capacity/Size Quantity	169
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Steam Boiler</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Fuel System</b>	
	Inspected
Instance on 3rd Floor	Inspected
Instance on 2nd Floor	Inspected
Instance on 1st Floor	Does not Exist
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Fixed Louver
Instance on 3rd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Fuel Oil Storage/Supply System</b>	

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<b>HEATING PLANT</b>	
<b>Fuel System</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on 3rd Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>CO Detector</b>	Not Required
Instance on 1st Floor	Not Required
<b>Gas System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Grease Trap</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 211	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 211	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	1 - Good



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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Siamese Connection</b>	Inspected
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	No
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist