

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

**Mechanical Inspection**

**M019**

**Asset:** P.S. 19 - MANHATTAN, 185 1ST AVENUE, MANHATTAN, NY, 10003

Inspection Id	Inspection Type	Time In	Last Edited
909	MECHANICAL	2023-11-10 08:03AM	2024-01-02 08:20PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split System for Rooms B7, B27, B29, B41, B45 (6 of 10) Years: 2023 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2020 Systems: Fixtures - Lavatories/Sinks (~85%), Toilets (~85%), Urinals (~85%) Years: 2017
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	10,000
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	MERs B1, B3, B35, 230
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B11, B37, B39, B47 (painted, 21)
Are there any Emergency Stop Switches with Missing Hammers?	No components

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not exist
<b>Air Cooled Chiller</b>	Does not exist
<b>Air Cooled Condenser</b>	Inspected
Instance	MER B1
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1956
Source of Installation Year	Documented
Deficiency	UP TO 100 TONS:NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
Backflow Preventer	Does not exist
Central Station Air Handler	Does not exist
Fan Coil Unit	Does not exist
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	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Room B45
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	
	Under construction
<b>COMPACTOR</b>	
	Does not exist
<b>CONVEYING</b>	
	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Gas/Water Meter Room B1; Room B39 - Caged Storage/Sprinkler Area
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas/Water Meter Room B1; Room B39 - Caged Storage/Sprinkler Area
Deficiency Quantity	2
Quantity Uom	EACH

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Room B39 - Water Meter Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B39 - Water Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	WATER MAIN:DEFECTIVE VALVE
Deficiency Location/Instance	Room B39 - Water Meter Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Electric Domestic Water Heater</b>	Under construction
<b>Gas Fired Domestic Water Heater</b>	Under construction
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Heat Pump Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room, Room B39
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Inspected</b>	
<b>Interior Storm Piping</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 136
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	
Does not exist	
<b>Sump Pump</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not exist	
<b>FIXTURES</b>	
<b>Inspected</b>	
<b>Staff And Other</b>	
<b>Inspected</b>	
<b>Janitor Sink</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
<b>Inspected</b>	
Condition	1- Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Room B11
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Toilet</b>	
<b>Inspected</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
<b>Inspected</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Student</b>	
<b>Inspected</b>	
<b>Drinking Fountain</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	2
Quantity Uom	EACH

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Drinking Fountain</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Auditorium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	Inspected
Condition	1- Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Room 133, Girl's Toilet Room 204
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	Inspected
Instance on Basement - Boys	Inaccessible
Instance on Basement - Girls	Inaccessible
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Does not exist
<b>Gas Pressure Booster</b>	Under construction
<b>CO/Gas Leak Detection</b>	Does not exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Under construction

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room, Basement Corridor near Stair A
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Pumping System</b>	Under construction
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Under construction
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Instance on Basement	Under construction
<b>Enclosed IDF Room</b>	
Instance on Room 124	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 124	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 124
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Not required
<b>Gas System</b>	
Instance on 1st Floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st Floor	Does not exist
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance 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
Violations	No violations recorded
<b>MDF Room</b>	Inspected
Instance on Room B5A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room B5A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 221	Inspected
Alternative Use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 221	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 221	Not required
<b>Emergency Shower</b>	
Instance on Room 221	Does not exist
<b>Eye Wash</b>	
Instance on Room 221	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 221	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 221	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 221	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 221	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>SCIENCE LAB</b>	
<b>Make-up Air Unit</b>	
Instance on Room 221	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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Does not exist
<b>Roof Tank</b>	Does not exist
<b>Siamese Connection</b>	Does not exist
<b>Sprinkler Head</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B11, B37, B39, B47 (painted, 21)
Deficiency Quantity	21
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	Inspected
Condition	3- Fair
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?	Partial
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER 35 (belt)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Corridor near Room B37
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER B3 @ Gymnasium Exh 12-G, B1



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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist