

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

Mechanical Inspection

M047

Asset: J.H.S. 47 (SCH FOR THE DEAF) - MANHATTAN, 223 EAST 23 STREET, MANHATTAN, NY, 10010

Inspection Id	Inspection Type	Time In	Last Edited
1814	MECHANICAL	2023-12-20 09:04AM	2024-01-29 10:56AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Science Lab - Eye Wash Years: 2022 Systems: F&T/Steam Drip Traps (~90%); Terminal Unit Thermostatic Traps Years: 2020 Systems: Kitchen - Grease Trap Years: 2019 Systems: Electric Pressure Booster System; MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2) Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	4
MERs/Fan Rooms Locations	Original Building - Basement MER, Penthouse MER; Building Addition - Basement MER, MER 217
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Lab
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 302, 315 (painted, 18)
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
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected
Instance	Original Building - Basement MER
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-1
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Refrigerant Type	R-22
Deficiency	OVER 100 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Original Building - Basement MER
Instance Condition	3- Fair

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

Mechanical Inspection

M047

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-3
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Original Building - Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	CH-2
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Building Addition - Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1976
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	UP TO 100 TONS:BEYOND USEFUL LIFE
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Air Cooled Condenser	Inspected
Instance	School Yard
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	110
Capacity/Size UOM	Tons

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

Mechanical Inspection

M047

Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	School Yard
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	School Yard
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	110
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1976
Source of Installation Year	Documented
Deficiency	UP TO 100 TONS:BEYOND USEFUL LIFE
Deficiency Location/Instance	Building Addition - Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH

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

Mechanical Inspection

M047

Question	Response
AIR CONDITIONING	
Chilled Water System	
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Student Cafeteria (Ceiling Mounted)
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	5000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Original Building - Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-3
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Original Building - Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-2
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Original Building - Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-1
Capacity/Size Quantity	40
Capacity/Size UOM	Fan Motor HP

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M047

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Building Addition - MER 217
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	Air Handler #1
Capacity/Size Quantity	2
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1976
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Building Addition - MER 217
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Original Building - Basement MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	AHU-6
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
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	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Gymnasium Roof

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

Mechanical Inspection

M047

Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Gymnasium Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	21-40%
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PNEUMATIC PRV STATION
Deficiency Location/Instance	Building Addition - Basement MER

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

Mechanical Inspection

M047

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE REFRIGERATED AIR DRYER
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Corridors
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Rooms 224, 502, 507
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Cafeteria, Original Building - Basement MER, MER 217
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Original Building - Basement MER, Penthouse MER; Building Addition - Basement MER
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M047

Question	Response
CLIMATE CONTROL SYSTEM	
Hybrid System	Does not exist
Electric System	Inspected
Instance	Original Building Various Rooms (VAV System)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
Are all the existing elevators operable?	No
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	Original Building - Basement MER
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	SyncroFlo
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	15
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER

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

Mechanical Inspection

M047

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Pressure Booster Pump	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Service	Inspected
Instance	Original Building - Basement MER by 23rd Street, Gas/Water Service Room by Cafeteria, Closet within Staff Cafeteria; Building Addition - Basement MER
Instance Condition	3- Fair
Instance Quantity	4
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building - Basement MER by 23rd Street, Gas/Water Service Room by Cafeteria, Closet within Staff Cafeteria; Building Addition - Basement MER
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

M047

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Original Building - Basement MER
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 VALVE
Deficiency Location/Instance	Janitor Closets 119, 219, 319
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Building Addition - Elevator Machine Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Exit 5, Cafeteria, Rooms B16, 115, 123, 131, 150, 259
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:CLOGGED
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	25
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Inspected
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M047

Question	Response
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 102 - Toilet Room; Room 107 - Toilet Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	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	Does not exist
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	Does not exist

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

Mechanical Inspection

M047

Question	Response
HEATING	
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PUMP:DEFECTIVE MOTOR
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	FIN TUBE:DEFECTIVE
Deficiency Location/Instance	Rooms 234, 236, 238
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Residential Building Garage - Steam Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Penthouse MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair

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

Mechanical Inspection

M047

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Exit 6, Corridor near Room 356, Room 413
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Exit 6, Gymnasium
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Room 117A	Inspected
Dedicated A/C Equipment	
Instance on Room 117A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 117A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required

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

Mechanical Inspection

M047

Question	Response
KITCHEN	
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 256	Inspected
Dedicated A/C Equipment	
Instance on Room 256	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 312	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 312	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 312	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 312
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded

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

Mechanical Inspection

M047

Question	Response
SCIENCE LAB	
Emergency Shower	
Instance on Room 312	Does not exist
Eye Wash	
Instance on Room 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 312	Does not exist
Hood Exhaust Fan	
Instance on Room 312	Does not exist
Fixed Laboratory Hood	
Instance on Room 312	Does not exist
Laboratory Sink	
Instance on Room 312	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 312	Does not exist
SCIENCE PREP ROOM	
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 302, 315 (painted, 18)
Deficiency Quantity	18
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Closet within Staff Cafeteria
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Standpipe System	
Inspected	
Hose Valve Assembly	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M047

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse MER / Toilet Exhaust 7T (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Basement MER, Penthouse MER
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Corridors near Rooms 454, 512
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Room 113
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded