# **Building Condition Assessment Survey 2023-2024**

Asset:	P.S. 35 (OL	D 58/MNHT HS) - MANHATT	AN, 317 WEST 52	2 STREET, MAI	NHAITAN, N	11, 10019	
Inspection	on Id Inspection Ty	ype			Time 1	[n	Last Edited
	1485 MECHANICA	AL			2023-	12-05 08:41AM	2024-01-11 09:05AM
set Data	!						
Question	1			Answer			
Have any	Systems/Major Buil	ding Components been upgraded?		Systems:	DX Split Syste	em for Custodian	's Office (1 of 4)
				Years:	2022		
				Systems:	DX Split Syste	em for Camera R	oom 101A (1 of 4)
				Years:	2020		
				Systems:	Terminal Unit	Thermostatic Tra	aps, F&T/Steam Drip
				**	Traps		
				Years:	2019	MDE D. D.	1: . 1 A /C.F. :
				Systems:	(DX Split Sys		edicated A/C Equipment
				Years:	2015	iciii)	
				Systems:	Student Toilet	Room Fixtures	
				Years:	2014		
Are there	e fuel tanks?			No			
Total # o	of water main service of	entries to the asset		3			
	an Rooms Locations			MERs B9	, 117		
Are there	e any spaces with Mis	sing or Defective CO Detectors?		No			
Are there	e any Painted/Obstruc	ted Sprinkler Heads?		Yes			
Location	u(s)					cience Lab, Scien	nce Prep Room
				(painted, 2			
		Switches with Missing Hammers?		No compo	nents		
iority Co	ondition						
• .	D	C 11.1	<u> </u>	¥	D ()	<b>D</b> ()	DI .
xist	Priority Category	Condition Description	Component	Location Description	Person(s)	( )	Photo Image
ast Year?	Category	Condition Description	Component Affected	Location Description	Person(s) Notified		Photo Image
No cond	Category ition recorded		-				
ast Year?	Category ition recorded		-				
No cond	Category ition recorded		-				
Ast Year?  No condi	Category ition recorded		-	Description			
No condinate No co	Category ition recorded		-	Description  Response			
No condi- espection Question Mechan	Category ition recorded  n in ical		-	Description	Notified		
No condinate of the con	Category ition recorded  7 n ical CONDITIONING led Water System	Description	Affected	Description  Response  Inspected	Notified		
No condinate of the con	Category ition recorded  7  n ical ONDITIONING led Water System denser Water Distrib	Description  Description  Description	Affected	Response  Inspected Does not e	Notified		
No condinate of the con	Category ition recorded  7 n ical CONDITIONING led Water System	Description  Description  Description	Affected	Response  Inspected Does not e Does not e Inspected	Notified	Title	
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### **Building Condition Assessment Survey 2023-2024**

uestion	Response
AIR CONDITIONING	
Refrigerant Piping	
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	3- Fair
Instance Quantity	1 EACH
Instance Quantity Uom	
Building Area Covered by Operational System	81-100%
Deficiency	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	MERs B9, 117
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	MER B9, Crawlspace - 53rd Street Side
Instance Condition	3- Fair
Instance Quantity	3
	EACH
Instance Quantity Uom	
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION
	DEVICE
Deficiency Location/Instance Deficiency Quantity	MER B9, Crawlspace - 53rd Street Side
	3
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	MER B9
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

#### **Building Condition Assessment Survey 2023-2024**

M058

**Mechanical Inspection** 

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
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	4- Between Fair and Poor
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	MER B9
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B9
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

Purpose of Action	LEVEL 2	
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	
Condition	3- Fair	
Deficiency	No deficiencies recorded	

Inspected

Interior Storm Piping	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	
Sewage/Waste/Vent Piping	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	
Sewage Ejector Pump	Does not exist	
Sumn Pumn	Inspected	

Condition	3- Fair	
Deficiency	DEFECTIVE	
Deficiency Location/Instance	MER B9 (1 of 2)	
Deficiency Quantity	1	
Quantity Uom	EACH	

Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist

FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair

DRAIN/WASTE/VENT AND STORM SYSTEM

### **Building Condition Assessment Survey 2023-2024**

nicai Inspection	M10:
stion	Response
XTURES	
Staff And Other	
Janitor Sink	
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Gymnasium Office - Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
U <u>rinal</u>	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	Locker Room - Toilet Room; Weight Room - Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room 109
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Inspected
Instance on Basement - Inside Locker Room	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
	No deficiencies recorded
Deficiency	INO deficiencies recorded

### **Building Condition Assessment Survey 2023-2024**

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estion	Response
XTURES	
Student	
Urinal	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
AS FIRED FURNACE	Does not exist
AS 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
EATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convector/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER B9, MER 117 @ Gym Supply
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 117
Deficiency Quantity	40
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

### **Building Condition Assessment Survey 2023-2024**

municui Inspection		111030
Question	Response	
HEATING		
Steam Heating		
Steam Condensate Return Pumping System		
Condition	4- Between Fair and Poor	
Deficiency	DEFECTIVE	
Deficiency Location/Instance	MER B9	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	REPAIR	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Steam Piping	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	
Terminal Unit Thermostatic Trap	Inspected	
Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
Steam supplied by External Sources	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	
Unit Heater/Cabinet Heater	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	
HEATING PLANT	Does not exist	
Enclosed IDF Room	Inspected	
Instance on Room 110		
	Inspected	
Dedicated A/C Equipment  Instance on Room 110	Insuported	
<del></del>	Inspected 4- Between Fair and Poor	
Instance Condition	DOES NOT EXIST	
Deficiency Deficiency Location/Instance	Room 110	
Deficiency Quantity	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 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 1st Floor	Inspected	
CO Detector	Inspected	
Instance on 1st Floor	Not required	
Gas System	rootrequired	
Instance on 1st Floor	Does not exist	
Grease Trap	Does not exist	
Instance on 1st Floor	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
	ino deficiencies recorded	
Hood Instance on 1st Floor	Tuonostod	
	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Hood Exhaust Ductwork	Y 1	
Instance on 1st Floor	Inspected	

### **Building Condition Assessment Survey 2023-2024**

Mechanical Inspection	M058
Question	Response

Question	Response
KITCHEN	
Hood Exhaust Ductwork	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen (1 of 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE PRIORITY 2
Urgency of Action Purpose of Action	PRIORITY 3 LEVEL 2
Violations	No violations recorded
MDF Room	Inspected
Instance on Room 323	Inspected
Dedicated A/C Equipment	
Instance on Room 323	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 215	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 215	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 215	Does not exist
Eye Wash	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair

### **Building Condition Assessment Survey 2023-2024**

Mechanical Inspection	M058

numeut Inspection	11030
Question	Response
SCIENCE LAB	
Hood Exhaust Fan	
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Inspected
Instance on Room 213	Inaccessible
-	Inspected
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Does not exist
Dry Sprinkler Alarm Valve Assembly	Inspected
Wet Sprinkler Alarm Valve Assembly Condition	3- Fair
Deficiency	No deficiencies recorded
	Does not exist
Fire Booster Pump Assembly Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 104, 108, 108A, Science Lab, Science Prep Room
•	(painted, 25)
Deficiency Quantity	25
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	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof / EXH-9S
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

### **Building Condition Assessment Survey 2023-2024**

unicui Inspection	141
nestion	Response
VENTILATION	
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Music Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Main Roof
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 117
Deficiency Quantity	40
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	Gymnasium
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Deficiency	no deficiencies recorded