

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

Mechanical Inspection

M093

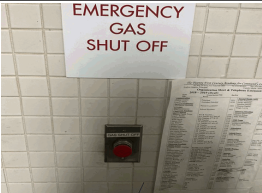
Asset: P.S./I.S. 210 - MANHATTAN, 501-503 WEST 152 STREET, MANHATTAN, NY, 10031

Inspection Id	Inspection Type	Time In	Last Edited
2731	MECHANICAL	2024-01-26 08:08AM	2024-03-01 03:50PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Climate Control System - Temperature Control Thermostat Years: 2023 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018 Systems: Sump Pump Years: 2015
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
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	2
MERs/Fan Rooms Locations	Fire Pump Room B10
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Library, Gymnasium Storage Room (obstructed, 2); Gymnasium Storage Room (painted, 1)
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
Yes	Defective Kitchen Gas System	Defective Shut-off Switch	Gas System	Kitchen	Sylvester Wright	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	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
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	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Manufacturer	Mammoth
EquipmentId	AC#1
Capacity/Size Quantity	125
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	OVER 20 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Roof
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AC#2
Capacity/Size Quantity	16
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2007
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AC#3
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2007
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	AC#4, AC#5
Capacity/Size Quantity	31
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Installation Year	2007
Source of Installation Year	Documented
Source of Heating	Gas
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	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2007
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	2- Between Good and Fair
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Inspected
Condition	4- Between Fair and Poor
Are all the existing non-auditorium handicap stair lifts operable?	No

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Question	Response
CONVEYING	
Non-auditorium Handicap Lift - Stair	
Deficiency	No deficiencies recorded
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	Meter Room B14
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2007
Source of Installation Year	Documented
Deficiency	RUSTY/LEAKY VALVES AND PIPE FITTINGS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Meter Room B14
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:DEFECTIVE VALVE
Deficiency Location/Instance	Meter Room B14
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Penthouse - Water Heater Room P02
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2007
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor near Room B12
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
FIXTURES	
Staff And Other	
Inspected	
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Does not exist	
Student	
Inspected	
Drinking Fountain	
Condition	3- Fair

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	4th Floor Corridor near Elevator
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girl's Toilet Room B21
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	
	Does not exist
Sink And Fountain Combo Unit	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Boy's Toilet Room 517
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	2- Between Good and 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	
Instance	Penthouse Water Heater Room P02
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2007
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Deficiency Location/Instance	Penthouse Water Heater Room P02
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING	
Inspected	
Heating Coil In Ductwork	
Does not exist	
Hydronic Heating	
Does not exist	
Radiator/Convactor/Fin Tube	
Inspected	
Condition	2- Between Good and Fair
Deficiency	FIN TUBE:DEFECTIVE
Deficiency Location/Instance	1st Floor near Stair B, 4th Floor Corridor near Elevator,
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	
Does not exist	
MER Steam and Condensate Piping	
Does not exist	
Steam Condensate Return Piping	
Does not exist	
Steam Condensate Return Pumping System	
Does not exist	
Steam Piping	
Does not exist	
Terminal Unit Thermostatic Trap	
Does not exist	
Steam supplied by External Sources	
Does not exist	
Unit Heater/Cabinet Heater	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Stairs "B/5", "A/2", Corridor near Gymnasium
Deficiency Quantity	3
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 Rooms 103B, 206, 406, 506	Inspected
Dedicated A/C Equipment	
Instance on Rooms 103B, 206, 406, 506	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 103B, 206, 406, 506
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Inspected	

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Question	Response
KITCHEN	
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 2nd Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE SHUT-OFF SWITCH
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Grease Trap	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 307	Inspected
Dedicated A/C Equipment	

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Question	Response
MDF Room	
Dedicated A/C Equipment	
Instance on Room 307	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Room 510	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 510	Does not exist
Eye Wash	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 510	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 510	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 510A	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 510A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 510A	Not required
Emergency Shower	
Instance on Room 510A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE PREP ROOM	
Eye Wash	
Instance on Room 510A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 510A	Does not exist
Hood Exhaust Fan	
Instance on Room 510A	Does not exist
Fixed Laboratory Hood	
Instance on Room 510A	Does not exist
Laboratory Sink	
Instance on Room 510A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 510A	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	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Quantity	Fire Pump Room B10
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Roof Tank	
	Does not exist
Siamese Connection	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Library, Gymnasium Storage Room (obstructed, 2); Gymnasium Storage Room (painted, 1)
Quantity Uom	3
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Violations	LEVEL 6
	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Standpipe System	
	Inspected
Hose Valve Assembly	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE FIRE HOSE CABINET
Deficiency Quantity	Stair "A/3"
Quantity Uom	1
Potential Action	EACH
	REPAIR

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Water Gong	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
	Yes
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
	No deficiencies recorded
Heating And Ventilating Unit	
	Does not exist
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	2- Between Good and Fair
Are there chain operated dampers?	No
Deficiency	No
	No deficiencies recorded
Supply Fan	
	Does not exist
Unit Ventilator	
	Does not exist