Building Condition Assessment Survey 2023-2024

Mechanical Inspection

				ATTAN, NY, 100			
Inspection I					Time		Last Edited
	791 MECHANICA	L			2023-	11-07 09:07AM	2023-12-05 10:51AM
sset Data							
Question				Answer			
Have any Systems/Major Building Components been upgraded?				Systems: Years:	Fixtures - Drinking Fountains (~55%), Toilets (~90%), Urinals (~65%); Exhaust Fans (~85%); Sump Pump; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps 2022		
				Systems:		Dedicated A/C I	Equipment (DX Split
				Years:	2015		
Are there fu	uel tanks?			No			
Total # of w	vater main service en	tries to the asset		2			
MERs/Fan	Rooms Locations			Original B Basement		nent MER; Build	ling Addition -
Are there ar	ny spaces with Missi	ing or Defective CO Detectors?		No			
	ny Painted/Obstructe			No			
Are there an	ny Emergency Stop S	Switches with Missing Hammers?		No compo	nents		
Priority Con	dition						
	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No conditio	on recorded						
Inspection							
•				D			
Question	,			Response			
Mechanica							
AIR CON	NDITIONING			Does not e	exist		
		EUTRALIZING TANK		Does not e			
CENTRA				Does not e Under con			
CENTRA	AL ACID WASTE N TE CONTROL SYS				struction		
CENTRA CLIMAT	AL ACID WASTE N TE CONTROL SYS CTOR			Under con	struction		
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Mechanical Inspection

stion	Response
DMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Pressure Booster Pump	
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 Deficiency Quantity	Boiler Room 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	Building Addition - Crawlspace below Gymnasium; Cafeteria - Water Service Closet
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Building Addition - Crawlspace below Gymnasium; Cafeteria - Water Service Closet
Deficiency Quantity	2
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	3- Fair
Deficiency	No deficiencies 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	Under construction
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Cafeteria - Water Service Closet
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	1st Floor - Girl's Toilet Room; Cafeteria - Water Service Closet
Deficiency Quantity	10

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Mechanical Inspection

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estion	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
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	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Building Addition - Basement MER
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	INTERIOR FLOOR DRAIN: DEFECTIVE
Deficiency Location/Instance	4th Floor Boy's Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
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	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
IXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF
Deficiency Location/Instance	VALVE,ETC.) Room 271 - Toilet Room; Room 451
Deficiency Quantity	2
Quantity Uom	EACH
	MAINTENANCE
Potential Action	
Potential Action	PRIORITY 3
Urgency of Action	PRIORITY 3
Urgency of Action Purpose of Action	LEVEL 2
Urgency of Action Purpose of Action Violations	LEVEL 2 No violations recorded
Urgency of Action Purpose of Action Violations Toilet	LEVEL 2 No violations recorded Inspected
Urgency of Action Purpose of Action Violations Toilet Condition	LEVEL 2 No violations recorded Inspected 1- Good
Urgency of Action Purpose of Action Violations Toilet	LEVEL 2 No violations recorded Inspected

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Mechanical Inspection

uestion	Response
FIXTURES	
Student	
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 303
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 172; 5th Floor Boy's 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
Locker Room Shower	Inspected
Instance on 1st Floor - Boys	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
	No deficiencies recorded
Deficiency	
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	1st Floor Toilet Room, Toilet Room 171
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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 Exhaust Fan Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	Inspected
	Inspected
Heating Coil In Ductwork	2- Between Good and Fair

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Mechanical Inspection

estion	Response
EATING	
Heating Coil In Ductwork	
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convector/Fin Tube	Inspected
Condition	3- Fair
Deficiency	FIN TUBE:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 406
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	FIN TUBE:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	3rd Floor Girl's Toilet Room; Multipurpose Room
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	RADIATOR/CONVECTOR:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Stair "B/4"
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	1- Good
Deficiency	No deficiencies recorded
-	Under construction
MER Steam and Condensate Piping	
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Building Addition - Basement MER, Basement Storage Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	Under construction
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Building Addition - Basement MER; Corridor near Room 262
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Mechanical Inspection

uestion	Response
HEATING	
Steam Heating	
Steam Piping	
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Building Addition - Basement MER; Multipurpose Room
Deficiency Quantity	3
Quantity Uom	EACH
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	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
IEATING PLANT	Inspected
Instance on Basement	Under construction
nclosed IDF Room	Inspected
Instance on Original Building - Room B2A	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room B2A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Original Building - Room B2A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
AITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
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
	Inspected 3- Fair
Instance Condition	
Deficiency	Missing Air Gap

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Mechanical Inspection

uestion	Response
KITCHEN	
Kitchen Sink	
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
MDF Room	Inspected
Instance on Original Building - Room 404B	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 404B	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	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	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	1- Good
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Building Addition - Basement MER / Gymnasium Exhaust (belt);
	Upper Roof / EF-9 (unbalanced)
Deficiency Quantity	2
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?	Yes
Are there chain operated dampers?	Yes
Deficiency	No deficiencies recorded
Supply Fan	Inspected 3- Fair

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

Mechanical Inspection

nanical Inspection		M102
Question	Response	
VENTILATION		
Supply Fan		
Approximate Total # of Fans	1-5	
Deficiency	No deficiencies recorded	
Unit Ventilator	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	