

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

Mechanical Inspection

M134


Asset: P.S. 134 - MANHATTAN, 293 EAST BROADWAY, MANHATTAN, NY, 10002

Inspection Id	Inspection Type	Time In	Last Edited
1680	MECHANICAL	2023-12-14 08:18AM	2024-01-17 01:13PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Fixtures - Toilets; Climate Control System - Pneumatic System; Air Compressor Years: 2022 Systems: Steam Condensate Return Pumping System; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps Years: 2020 Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment (1 of 2, DX Split System) Years: 2017
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	MERs B1, B14C
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Science Lab 423, Science Prep Room
Are there any Painted/Obstructed Sprinkler Heads?	No
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	Other	Defective	Science Prep Room - Eye Wash	Room 425	Jose Lopez	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Does not exist
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	Locker Room Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-2

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
Capacity/Size Quantity	27
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation Year	Custodial Staff
Refrigerant Type	N/A
Deficiency	UP TO 100 TONS:DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Cooling Tower	Does not exist
DX Split System	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Locker Room Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	N/A
Capacity/Size Quantity	14
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation Year	Custodial Staff
Source of Heating	Electric
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Task USA
EquipmentId	N/A
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation Year	Custodial Staff
Source of Heating	Electric
Refrigerant Type	N/A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR

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Question	Response
AIR CONDITIONING	
Packaged Terminal A/C	
Deficiency Location/Instance	Principle Office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
	Inspected
Instance	Auditorium, Dance Studio and Office 141
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	Custodial Staff
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Auditorium, Dance Studio and Office 141
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	
	Inspected
Instance	Throughout except Auditorium, Dance Studio and Office 141
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 224, 425, 427
Deficiency Quantity	3
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 126, 330, 430 and other locations
Deficiency Quantity	30
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

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Question	Response
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Inspected
Condition	3- Fair
Are all the existing dumbwaiters operable?	Yes
Deficiency	No deficiencies recorded
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	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	Does not exist
Water Service	Inspected
Instance	Basement - Sprinkler/Water/Gas Meter Room B8
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Sprinkler/Water/Gas Meter Room B8
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	MER B1 - Crawlspace
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	MER B1 - Crawlspace
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:DETERIORATED
Deficiency Location/Instance	MER B1 - Crawlspace
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Inspected
Condition	4- Between Fair and Poor
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	MER B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	MER B1, Basement - Storage Room
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
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	

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Question	Response
FIXTURES	
Staff And Other	
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
Drinking Fountain	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Cafeteria, Gymnasium
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Gymnasium Girl's 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
Locker Room Shower	
Instance on 2nd Floor - Boys	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 419
Deficiency Quantity	1
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	
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not exist

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GAS SERVICE	
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Girl's Toilet Room 307, Boy's Toilet Room 319, Rooms 323, 425, 427
Deficiency Quantity	5
Quantity Uom	EACH
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	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B14C
Deficiency Quantity	100
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	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER B1
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Condition	1- Good
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	MER B1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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HEATING	
Steam Heating	
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	MER B14C
Deficiency Quantity	2
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	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 126, 231, 403, Stair D/2, C/4
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam supplied by External Sources	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Room 217	Inspected
Dedicated A/C Equipment	
Instance on Room 217	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
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
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair

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Question	Response
KITCHEN	
Hood	
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
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	No deficiencies recorded
MDF Room	
Instance on Room 215	Inspected
Dedicated A/C Equipment	
Instance on Room 215	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Inspected
Instance on Room 423	Inspected
Alternative Use	No
Instance on Room 427	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 423	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 427	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 423	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 423
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Room 427	Not required
Emergency Shower	
Instance on Room 423	Does not exist
Instance on Room 427	Does not exist
Eye Wash	

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Question	Response
SCIENCE LAB	
Eye Wash	
Instance on Room 423	Does not exist
Instance on Room 427	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 423	Does not exist
Instance on Room 427	Does not exist
Hood Exhaust Fan	
Instance on Room 423	Does not exist
Instance on Room 427	Does not exist
Fixed Laboratory Hood	
Instance on Room 423	Does not exist
Instance on Room 427	Does not exist
Laboratory Sink	
Instance on Room 423	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 427	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 423	Does not exist
Instance on Room 427	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 425	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 425	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 425
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Emergency Shower	
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 425	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 425
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
SCIENCE PREP ROOM	
Eye Wash	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 425	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Does not exist
Wet Sprinkler Alarm Valve Assembly	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
	Does not exist
Sprinkler Head	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
	Partial
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	Yes
	No deficiencies recorded
Supply Fan	
	Inspected

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Question	Response
VENTILATION	
Supply Fan	
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist