

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

Mechanical Inspection

M137


Asset: P.S. 137 - MANHATTAN, 327 CHERRY STREET, MANHATTAN, NY, 10002

Inspection Id	Inspection Type	Time In	Last Edited
1587	MECHANICAL	2023-12-11 08:27AM	2024-01-09 03:25PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heat Pump Domestic Water Heaters Years: 2023 Systems: Sump Pump in MER B6 (1 of 2); Climate Control System - BMS (except pneumatic sub-components) Years: 2019 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018 Systems: Fixtures - Student: Lavatory/Sinks, Toilets (~80%), Urinals; Kitchen - Grease Traps Years: 2015 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps Years: 2014 Systems: Kitchen - Gas System: Master Gas Control Valve Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MER B6
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Prep Room 425
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
No	Other	Missing Handle	Science Prep Room - Emergency Shower	Room 425	MARIAN O RAMIREZ	Custodian	

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	3- Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist

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Question	Response
AIR CONDITIONING	
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
BMS	Inspected
Instance	Throughout except Multi-Purpose Room (WPT System)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 112, 202, 231
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Inspected
Instance	Cafeteria
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	MER B6
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 DAMPER ACTUATOR
Deficiency Location/Instance	MER B6
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	MER B6
Deficiency Quantity	1
Quantity Uom	EACH
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	Does not exist
Elevator	Inspected
Condition	3- 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 - Crawlspace, Gas/Sprinkler Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Crawlspace, Gas/Sprinkler Room
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	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	MER B6
Deficiency Quantity	1
Quantity Uom	EACH
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	Inspected
Instance	MER B6
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	6
Capacity/Size UOM	KW Input
Capacity/Size 2 Quantity	119

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Heat Pump Domestic Water Heater	
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Room B10
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	4
Capacity/Size UOM	KW Input
Capacity/Size 2 Quantity	50
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
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	Rooms B3, B10
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	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	Room 425
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	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	Inspected
Condition	3- Fair

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Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Toilet	
Condition	Inspected
Deficiency	3- Fair
Urinal	
Condition	Inspected
Deficiency	3- Fair
Student	
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Corridor near Room 414
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
Locker Room Shower	
Condition	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Gas Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
Gas Meter Room Exhaust Fan	
Condition	Inspected
Deficiency	Does not exist
Gas Meter Room Vent	
Condition	Inspected
Deficiency	3- Fair
Gas Pressure Booster	
Condition	Inspected
Deficiency	Does not exist
CO/Gas Leak Detection	
Condition	Inspected
Deficiency	Does not exist
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Hydronic Heating	
Condition	Inspected
Deficiency	No deficiencies recorded
Hydronic Heating	
Condition	Does not exist

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Room 201
Deficiency Quantity	1
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B6
Deficiency Quantity	50
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B10
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor near Room B9
Deficiency Quantity	10
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE STEAM CONTROL VALVE
Deficiency Location/Instance	MER B6

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Question	Response
HEATING	
Steam supplied by External Sources	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Rooms 111, 415	Inspected
Dedicated A/C Equipment	
Instance on Rooms 111, 415	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 111, 415
Deficiency Quantity	2
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	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
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

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Question	Response
KITCHEN	
Kitchen Sink	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room within Room 201	Inspected
Dedicated A/C Equipment	
Instance on Room within Room 201	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 323	Inspected
Alternative Use	Yes
Instance on Room 421	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 323	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 421	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 323	Not required
Instance on Room 421	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 323	Does not exist
Instance on Room 421	Does not exist
Eye Wash	
Instance on Room 323	Does not exist
Instance on Room 421	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 323	Does not exist
Instance on Room 421	Does not exist
Hood Exhaust Fan	
Instance on Room 323	Does not exist
Instance on Room 421	Does not exist
Fixed Laboratory Hood	
Instance on Room 323	Does not exist
Instance on Room 421	Does not exist
Laboratory Sink	
Instance on Room 323	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 421	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	

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Question	Response
SCIENCE LAB	
Make-up Air Unit	
Instance on Room 323	Does not exist
Instance on Room 421	Does not exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 325	Inspected
Alternative Use	Yes
Instance on Room 425	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 325	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 325	Not required
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 325	Does not exist
Instance on Room 425	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE SHOWER
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
Eye Wash	
Instance on Room 325	Does not exist
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 325	Does not exist
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 325	Does not exist
Instance on Room 425	Inspected
Instance Condition	3- Fair

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Fan	
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 325	Does not exist
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 325	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 425	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 325	Does not exist
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	Inspected
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	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	
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	
	Does not exist
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	No
Deficiency Location/Instance	DAMAGED/MISSING INSULATION
Deficiency Quantity	Closet inside Multipurpose Room
Quantity Uom	20
Potential Action	L.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Deficiency	No violations recorded
	DEFECTIVE REGISTER/DIFFUSER

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VENTILATION	
Metal Ductwork	
Deficiency Location/Instance	Multipurpose Room
Deficiency Quantity	1
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