

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

Mechanical Inspection

M343


Asset: THE PECK SLIP SCHOOL - MANHATTAN, 1 PECK SLIP, MANHATTAN, NY, 10038

Inspection Id	Inspection Type	Time In	Last Edited
3531	MECHANICAL	2024-02-28 08:17AM	2024-03-30 03:14PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
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	3
MERs/Fan Rooms Locations	MER 125, Fire Pump Room 104
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
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	Defective Kitchen Gas System	Defective (1)	Gas System	kitchen	Alawi Khatari	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	1- Good
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room / P-2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Does not exist
Central Station Air Handler	Inspected
Instance	6th Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	RTU-GA
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	6th Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	RTU-CR
Capacity/Size Quantity	100
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 125
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-K/C
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	6th Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack
EquipmentId	CH-1
Capacity/Size Quantity	150
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	OVER 100 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	6th Floor Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
EquipmentId	CH-2
Capacity/Size Quantity	150
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	OVER 100 TONS:DEFECTIVE COMPRESSOR
Deficiency Quantity	2
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	1- Good
Deficiency	No deficiencies recorded
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	6th Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-L
Capacity/Size Quantity	7
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Source of Heating	Hydronic
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies 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	1- Good
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	Inspected
Condition	2- Between Good and Fair
Are all the existing non-auditorium handicap stair lifts operable?	No
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	Water Service Room 106C
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
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	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Water Service Room 106C
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Water Service Room 106C

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	RPZ:DEFECTIVE
Deficiency Location/Instance	Water Service Room 106C
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
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	1- Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies 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

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Question	Response
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Gas Meter Room 102, Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected

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Question	Response
HEATING	
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	1- Good
Deficiency	FIN TUBE:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Corridor near Room 609
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on Penthouse	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Penthouse	Inspected
Boiler Auxiliary Piping	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Penthouse	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Penthouse	Does not exist
Boiler Flue Exhaust	
Instance on Penthouse	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on Penthouse	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Instance on Penthouse	Does not exist
Boiler Safety Valve	
Instance on Penthouse	Does not exist
Boiler System	
Instance on Penthouse	Inspected
Coal-fired Boiler	
Instance on Penthouse	Does not exist
Hot Water Boiler	
Instance on Penthouse	Does not exist
Modular Boiler	
Instance on Penthouse	Inspected
Instance on Penthouse	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,426
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	N/A
Capacity/Size Quantity	2790
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,426
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	N/A
Capacity/Size Quantity	2790
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,426
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	N/A
Capacity/Size Quantity	2790
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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HEATING PLANT	
Boiler System	
Steam Boiler	
Instance on Penthouse	Does not exist
Fuel System	
Instance on Penthouse	Does not exist
Enclosed IDF Room	
Instance on Rooms 303, 403, 503	Inspected
Dedicated A/C Equipment	
Instance on Rooms 303, 403, 503	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
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	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 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 201	Inspected
Dedicated A/C Equipment	
Instance on Room 201	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 512	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 512	Does not exist
CO Detector	
Instance on Room 512	Not required
Emergency Shower	
Instance on Room 512	Does not exist
Eye Wash	
Instance on Room 512	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 512	Does not exist
Hood Exhaust Fan	
Instance on Room 512	Does not exist
Fixed Laboratory Hood	
Instance on Room 512	Does not exist
Laboratory Sink	
Instance on Room 512	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 512	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 514	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 514	Does not exist
CO Detector	
Instance on Room 514	Not required
Emergency Shower	
Instance on Room 514	Does not exist
Eye Wash	
Instance on Room 514	Does not exist

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Ductwork	
Instance on Room 514	Does not exist
Hood Exhaust Fan	
Instance on Room 514	Does not exist
Fixed Laboratory Hood	
Instance on Room 514	Does not exist
Laboratory Sink	
Instance on Room 514	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 514	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Main Roof / GX-4
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected

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Question	Response
VENTILATION	
Metal Ductwork	
Condition	1- Good
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	2- Between Good and Fair
Deficiency	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist