

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

Mechanical Inspection

M387

Asset: SUCCESS ACADEMY WASHINGTON HEIGHTS - MANHATTAN, 701 FORT WASHINGTON AVE,
MANHATTAN, NY, 10040

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| 64 | MECHANICAL | 2023-10-06 08:43AM | 2023-11-13 04:09PM |

Asset Data

| Question | Answer |
|--|---|
| Have any Systems/Major Building Components been upgraded? | Systems: F&T/Steam Drip Traps (~50%); Toilet Room Fixtures Years: 2021 Systems: Elevator refurbished Years: 2018 Systems: Climate Control System - Electric System Years: 2015 |
| Are there fuel tanks? | No |
| Total # of water main service entries to the asset | 0 |
| MERs/Fan Rooms Locations | Sub-Basement - MER #1; Basement - MER #2, Small Cafeteria MER; 2nd Floor - MER #3, MER #4, MER #5 |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| 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 condition recorded | | | | | | |

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 | Does not exist |
| Packaged Terminal A/C | Does not exist |
| Refrigerant Leak Detection System | Does not exist |
| Refrigerant Piping | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Return Fan | Does not exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Inspected |
| Condition | 3- Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Sub-Basement - Water Service Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |

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| Question | Response |
|--|-------------------------------------|
| CENTRAL ACID WASTE NEUTRALIZING TANK | |
| Violations | No violations recorded |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not exist |
| Pneumatic System | Does not exist |
| Hybrid System | Does not exist |
| Electric System | Inspected |
| Instance | Throughout (Heat Timer System) |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | No deficiencies recorded |
| 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 | Does not exist |
| Ash Hoist | Does not exist |
| Sidewalk Elevator | Does not exist |
| DOMESTIC WATER SYSTEM | Inspected |
| Domestic Cold Water System | Does not exist |
| Domestic Hot Water System | Inspected |
| Domestic Hot Water Remote Storage Tank | Does not exist |
| 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 | 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 | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Cafeteria |
| 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 | 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 | Sub-Basement - Water Service Room |
| Deficiency Quantity | 10 |

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| Question | Response |
|--|---|
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Sewage/Waste/Vent Piping | |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | SEWAGE/WASTE PIPING:CLOGGED |
| Deficiency Location/Instance | Cafeteria |
| Deficiency Quantity | 25 |
| Quantity Uom | L.F. |
| 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 | Does not exist |
| 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 | 1- Good |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Urinal | Does not exist |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Corridor near 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 |
| Lavatory/Sink | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Locker Room Shower | Does not exist |
| Sink And Fountain Combo Unit | Does not exist |
| Toilet | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | Does not exist |

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| Question | Response |
|---|---|
| GAS SERVICE | Does not exist |
| HEATING | Inspected |
| 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:DAMAGED GUARD/SHIELD |
| Deficiency Location/Instance | Gymnasium Exit |
| 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 | Sub-Basement - MER #1; Basement - MER #2, Small Cafeteria MER; 2nd Floor - MERs #3, #4, #5 |
| 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 | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Cafeteria |
| 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 | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Cafeteria, Small Cafeteria, Basement Corridors, Basement Classrooms, Sub-Basement - MER #1; Basement - MER #2, Small Cafeteria MER; 2nd Floor - MERs #3, #4, #5 |
| Deficiency Quantity | 130 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Steam Condensate Return Pumping System | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Steam Piping | Inspected |
| Condition | 3- Fair |

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| Question | Response |
|---|---|
| HEATING | |
| Steam Heating | |
| Steam Piping | |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Cafeteria, Small Cafeteria, Gymnasium, 1st Floor Stair "B" |
| Deficiency Quantity | 30 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE VALVE |
| Deficiency Location/Instance | Custodian's Locker Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Cafeteria, Small Cafeteria, Basement Corridors, Basement Classrooms, Sub-Basement - MER #1; Basement - MER #2, Small Cafeteria MER; 2nd Floor - MERs #3, #4, #5 |
| Deficiency Quantity | 130 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Terminal Unit Thermostatic Trap | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam supplied by External Sources | Does not exist |
| Unit Heater/Cabinet Heater | Does not exist |
| HEATING PLANT | Does not exist |
| Enclosed IDF Room | Inspected |
| Instance on Basement next to Nurse's Office, 3rd Floor next to Room 307 | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Basement next to Nurse's Office, 3rd Floor next to Room 307 | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Deficiency | DOES NOT EXIST |
| Deficiency Location/Instance | Basement next to Nurse's Office, 3rd Floor next to Room 307 |
| 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 Basement | Inspected |
| CO Detector | Inspected |
| Instance on Basement | Not required |
| Gas System | Inspected |
| Instance on Basement | Does not exist |

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| Question | Response |
|--------------------------------------|--------------------------|
| KITCHEN | |
| Grease Trap | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | DEFECTIVE/CLOGGED |
| 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 |
| Hood | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | |
| Instance on Basement | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | 2nd Floor Roof |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Hood Fire Suppression System | |
| Instance on Basement | Does not exist |
| Hot Water Temperature Booster | |
| Instance on Basement | Does not exist |
| Kitchen Sink | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | Missing Air Gap |
| Deficiency Location/Instance | Kitchen |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| MDF Room | |
| Instance on Basement - MDF Room | Inspected |
| Dedicated A/C Equipment | |
| Instance on Basement - MDF Room | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SCIENCE DEMO ROOM | |
| Instance on Room D | Inspected |

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|-------------------------------------|--------------------------|
| SCIENCE LAB | |
| Alternative Use | Yes |
| Instance on Rooms A, B, E | Inspected |
| Alternative Use | Yes |
| Acid Waste Neutralizing Tank | |
| Instance on Room D | Does not exist |
| Instance on Rooms A, B, E | Does not exist |
| CO Detector | |
| Instance on Room D | Not required |
| Instance on Rooms A, B, E | Not required |
| Emergency Shower | |
| Instance on Room D | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Instance on Rooms A, B, E | Does not exist |
| Eye Wash | |
| Instance on Room D | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Instance on Rooms A, B, E | Does not exist |
| Hood Exhaust Ductwork | |
| Instance on Room D | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Instance on Rooms A, B, E | Does not exist |
| Hood Exhaust Fan | |
| Instance on Room D | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Instance on Rooms A, B, E | Does not exist |
| Fixed Laboratory Hood | |
| Instance on Room D | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Instance on Rooms A, B, E | Does not exist |
| Laboratory Sink | |
| Instance on Room D | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Instance on Rooms A, B, E | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Make-up Air Unit | |
| Instance on Room D | Does not exist |
| Instance on Rooms A, B, E | Does not exist |
| SCIENCE PREP ROOM | |
| Instance on Rooms A1, AB1, DE1, E1 | Inspected |
| Alternative Use | Yes |
| Acid Waste Neutralizing Tank | |
| Instance on Rooms A1, AB1, DE1, E1 | Does not exist |
| CO Detector | |
| Instance on Rooms A1, AB1, DE1, E1 | Not required |
| Emergency Shower | |
| Instance on Rooms A1, AB1, DE1, E1 | Does not exist |

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|---|--|
| SCIENCE PREP ROOM | |
| Eye Wash | |
| Instance on Rooms A1, AB1, DE1, E1 | Does not exist |
| Hood Exhaust Ductwork | |
| Instance on Rooms A1, AB1, DE1, E1 | Does not exist |
| Hood Exhaust Fan | |
| Instance on Rooms A1, AB1, DE1, E1 | Does not exist |
| Fixed Laboratory Hood | |
| Instance on Rooms A1, AB1, DE1, E1 | Does not exist |
| Laboratory Sink | |
| Instance on Rooms A1, AB1, DE1, E1 | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Make-up Air Unit | |
| Instance on Rooms A1, AB1, DE1, E1 | 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 | 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 | 3- Fair |
| Deficiency | No deficiencies recorded |
| Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Water Gong | Does not exist |
| SWIMMING POOL | |
| | Does not exist |
| VENTILATION | |
| | Inspected |
| Is the building Mechanically ventilated? | Partial |
| Exhaust Fan | Inspected |
| Condition | 2- Between Good and Fair |
| Approximate Total # of Fans | 1-25 |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Metal Ductwork | Inspected |
| Condition | 3- Fair |
| Are there any uninsulated ductwork by design in Mechanical rooms? | Yes |
| Are there chain operated dampers? | No |
| Deficiency | DAMAGED FLEXIBLE CONNECTION |
| Deficiency Location/Instance | Sub-Basement MER @ Gymnasium Blower; MER #4 @ HV-4 |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |

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|-----------------------------|--------------------------|
| VENTILATION | |
| Metal Ductwork | |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Supply Fan | |
| Condition | Inspected |
| Approximate Total # of Fans | 3- Fair |
| Deficiency | 1-5 |
| Unit Ventilator | No deficiencies recorded |
| | Does not exist |