

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

Mechanical Inspection

M816

Asset: P.S. 527 - EAST SIDE SCHOOL FOR SOCIAL ACTION - MANHATTAN, 323 EAST 91 STREET,
MANHATTAN, NY, 10128

Inspection Id	Inspection Type	Time In	Last Edited
908	MECHANICAL	2023-11-09 12:08PM	2023-12-15 12:31PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant except Fuel Oil Tank; Climate Control System; Sump Pump Years: 2019 Systems: DX Split Systems for Cafeteria (4 of 5) Years: 2017 Systems: MDF Room - Dedicated A/C Equipment (Window A/C) Years: 2014 Systems: DX Split System for Room 408 (1 of 5) Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	2,000
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	1
MERs/Fan Rooms Locations	None
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	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
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	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	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
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	Does not exist
Electric Domestic Water Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Water Heater Room B12
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	40
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	60
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Custodial Staff
Deficiency	NOT IN USE
Deficiency Location/Instance	Water Heater Room B12
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Oil Fired Domestic Water Heater	
	Does not exist
Heat Pump Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
	Inspected

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Question	Response
FIXTURES	
Student	
Urinal	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Does not exist
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Under construction
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Multipurpose Room
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	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not exist
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Does not exist
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Carlin
Burner Model	1050FFD
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1,689
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	Yes
Manufacturer	Burnham
EquipmentId	10000083920N001
Capacity/Size Quantity	2175
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	

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Question	Response
HEATING PLANT	
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist
Enclosed IDF Room	
	Does not exist
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Does not exist
Hood	
Instance on Basement	Does not exist
Hood Exhaust Ductwork	
Instance on Basement	Does not exist
Hood Exhaust Fan	
Instance on Basement	Does not exist
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	No deficiencies recorded
MDF Room	
Instance on Room M203	Inspected
Dedicated A/C Equipment	
Instance on Room M203	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	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected

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VENTILATION	
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room M06
Deficiency Quantity	1
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	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist