

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

**Mechanical Inspection**

**M846**

**Asset:** P.S. 46 MINISCHOOL - MANHATTAN, 2987 FREDERICK DOUGLASS BLVD, MANHATTAN, NY, 10039

Inspection Id	Inspection Type	Time In	Last Edited
1812	MECHANICAL	2023-12-19 09:29AM	2024-01-17 02:50PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Electric Domestic Water Heater Years: 2020 Systems: Fixtures - Toilets, Urinals Years: 2017
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
MERs/Fan Rooms Locations	1st Floor MER
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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist
<b>Cooling Coil in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Does not exist
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Does not exist
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Closet near 1st Floor MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Does not exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not exist	
<b>FIXTURES</b>	
Inspected	
<b>Staff And Other</b>	
Inspected	
<b>Janitor Sink</b>	
Does not exist	
<b>Lavatory/Sink</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Does not exist	
<b>Student</b>	
Inspected	
<b>Drinking Fountain</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Does not exist	
<b>Sink And Fountain Combo Unit</b>	
Does not exist	
<b>Toilet</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS SERVICE</b>	
Inspected	
<b>Gas Distribution Piping</b>	
Inspected	
Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Distribution Piping</b>	
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Does not exist
<b>Gas Pressure Booster</b>	Does not exist
<b>CO/Gas Leak Detection</b>	Does not exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not exist
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Does not exist
<b>HEATING PLANT</b>	Does not exist
<b>Enclosed IDF Room</b>	Does not exist
<b>KITCHEN</b>	Does not exist
<b>MDF Room</b>	Does not exist
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	1st Floor MER
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist