

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

Mechanical Inspection

Q089

**Asset:** P.S. 89 - QUEENS, 85-28 BRITTON AVENUE, New York, 11373

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q089	Mechanical	2023-12-18 7:58 AM	2023-12-28 2:09 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	7,775
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	Boiler Room MER; Cafeteria MER; Penthouse MER North, Penthouse MER South
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Entrance to Boiler Room, Kitchen Service Area
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Sewage Ejector Pumps
	Years: 2023
	Systems: Packaged Air Cooled Chillers; Electric Pressure Booster System; Water Service (1 of 3); Electric Domestic Water Heaters; F&T/Steam Drip Traps (70%); Terminal Unit Thermostatic Traps; Boiler Feedwater Treatment (Automatic)
	Years: 2021
	Systems: Boiler Emergency Stop Switches; Boiler Safety Valves
	Years: 2018
	Systems: Fixtures - Staff and Other: Toilets - Student: Toilets, Urinals (80%)
	Years: 2016
	Systems: Climate Control System - BMS
	Years: 2014
	Systems: CO/Gas Leak Detection; F&T/Steam Drip Traps (30%)
	Years: 2013

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective Fire/Smoke Damper	Defective Fire Smoke Dampers	VENTILATION   Metal Ductwork	Rooms B26, 113,125,126, 128, 213, 223,225,313, 415, 427,Corridor outside Rooms 226, 229, Kitchen Service Area	John Nathan	Custodian	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Does not Exist
<b>Air Cooled Condenser</b>	Does not Exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3 - Fair
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Cellar
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Inspected
Instance	Boiler Room MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	MUA-1
Capacity/Size Quantity	9,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Cafeteria MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-1
Capacity/Size Quantity	13,750
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Kitchen Dry Food Storage Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-2
Capacity/Size Quantity	800

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Central Station Air Handler</b>	
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER North
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-3
Capacity/Size Quantity	7,650
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse MER South
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-4
Capacity/Size Quantity	6,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Inspected
Instance	Original Building Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2021
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Original Building Roof
Instance Condition	1 - Good

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Packaged Air Cooled Chiller</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-410A
Instance Manufacturer	Trane
Equipment	N/A
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2021
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Water Cooled Chiller</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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	2 - Between Good and 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	2 - Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building Roof/ Refrigerant Piping to Chillers
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Return Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	Inspected
Instance	Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>BMS</b>	
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2014
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Building Addition - Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Pneumatic System</b>	
Instance	Inspected
Instance	Original Building - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Various Locations
Deficiency Quantity	200
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Hybrid System</b>	
Does not Exist	
<b>Electric System</b>	
Does not Exist	
<b>COMPACTOR</b>	
Does not Exist	
<b>CONVEYING</b>	
Inspected	
<b>Dumbwaiter</b>	
Does not Exist	
<b>Elevator</b>	
Inspected	
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	
Does not Exist	

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Question	Response
<b>CONVEYING</b>	
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
<b>DOMESTIC WATER SYSTEM</b>	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Grundfos
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	23
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
<b>Water Service</b>	
Instance	Cellar Crawlspace inside Kitchen Men's Locker Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Cellar Eastside of Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE CURB VALVE
Deficiency Location/Instance	Outside building on Hampton Street
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Cellar Eastside of Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Closet in Kitchen (Sprinkler Main)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	
Inspected	
<b>Domestic Hot Water Remote Storage Tank</b>	
Inspected	
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Domestic Water Heat Exchanger</b>	
Does not Exist	
<b>Electric Domestic Water Heater</b>	
Inspected	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Heat Pump Domestic Water Heater</b>	
Does not Exist	
<b>Gas Fired Domestic Water Heater</b>	
Inspected	
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Oil Fired Domestic Water Heater</b>	
	Does not Exist
<b>Domestic Water Distribution Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
Condition	Inspected
Deficiency	1 - Good
	No deficiencies recorded
<b>Sump Pump</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Inspected
<b>Dual Temperature Distribution: Piping, Pumps and</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Dual Temperature Terminal Fan Coil Unit</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	DEFECTIVE MOTOR
Deficiency Quantity	Library (Room 217)
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
	No violations recorded.
<b>FIXTURES</b>	
	Inspected
<b>Staff And Other</b>	
	Inspected
<b>Janitor Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
	1 - Good



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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Toilet</b>	Inspected
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Girl's bathroom/ 1st Floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected

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Question	Response
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Cellar (Electrical Room)
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Cellar/ Pump-1 leaking
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected

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Question	Response
<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	12,261
Replacement Uom	MBH Net
Instance on Cellar	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Iron Fireman
Burner Model Number	AGO-2-9.8RK
<b>Boiler Auxiliaries</b>	Inspected
Instance on Cellar	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Cellar	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
Instance on Cellar	Inspected
<b>Coal-fired Boiler</b>	

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	Inspected
<b>Boiler System</b>	
<b>Coal-fired Boiler</b>	
Instance on Cellar	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Cellar	Does not Exist
<b>Modular Boiler</b>	
Instance on Cellar	Does not Exist
<b>Steam Boiler</b>	
Instance on Cellar	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,087
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10211-01
Capacity/Size Quantity	6,580
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Inspector Estimate
Installation Year	1980
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,087
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10211-02
Capacity/Size Quantity	6,580
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Inspector Estimate
Installation Year	1980
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,087
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	10211-03
Capacity/Size Quantity	6,580
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation	Documented
Deficiency	No deficiencies recorded

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<b>HEATING PLANT</b>	
<b>Fuel System</b>	Inspected
Instance on Cellar	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	BURNER CONTROL PANEL: MISSING BOILER MAKE-UP AIR INTERLOCK
Deficiency Location/Instance	Cellar/ Boiler#2 (wiska switch missing on Louver#2 Boiler)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	39042110J
Deficiency	DUAL FUEL (OIL/GAS) BURNER: DEFECTIVE
Deficiency Location/Instance	Cellar/ Boiler#1, Boiler #2, Boiler#3
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel Oil Storage/Supply System</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Rooms 156A, 256A, 356A, 456A, Janitor's Closet near 256A, 3rd Floor Storage Room by Room 311	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 156A, 256A, 356A, 456A, Janitor's Closet near 256A, 3rd Floor Storage Room by Room 311	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 156A, 256A, 356A, 456A, Janitor's Closet near 256A, 3rd Floor Storage Room by Room 311
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	INSTALL

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Question	Response
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>KITCHEN</b>	
Instance on Cellar	Inspected
<b>CO Detector</b>	
Instance on Cellar	Inspected
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
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Gas System</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Cellar	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Cellar	Inspected

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Question	Response
<b>KITCHEN</b>	Inspected
<b>Kitchen Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room C19	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room C19	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Entrance to Boiler Room, Kitchen Service Area
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<b>Water Gong</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
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	Rooms B26, 113, 125,126, 128, 213, 223,225, 313, 415, 427,Corridor outside Rooms 226, 229, Kitchen Service Area
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist