

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

Mechanical Inspection

Q131

**Asset:** P.S. 131 - QUEENS, 170-45 84TH AVENUE, New York, 11432

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q131	Mechanical	2023-10-31 7:52 AM	2024-01-05 3:18 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	10,000
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	3
MERs/Fan Rooms Locations	Auditorium Crawlspace MER, Fire Booster Pump Assembly Room G32A, Stair B Attic Fan Room, Stair D Attic MER
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)	Rooms G15, G23
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Heat Pump Domestic Water Heaters
	Years: 2023
	Systems: Enclosed IDF Room - Original Building - Room G16 Dedicated A/C Equipment (DX Split System)
	Years: 2021
	Systems: CO/Gas Leak Detection (1 of 2)
	Years: 2018
	Systems: Kitchen - Grease Traps; Boiler Make-up Water Backflow Preventer
	Years: 2016
	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2015
	Systems: Boiler Safety Valves; Kitchen - Hot Water Temperature Booster
	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
No	Defective Sprinkler/Stand pipe System	Painted Sprinkler heads in Basement Storage Rooms	SPRINKLERS, STANDPIPE, FIRE SYSTEM   Sprinkler Head	Basement Storage Rooms	Anthony Rea	Custodian	Sent to DSF	
Yes	Defective Emergency Stop Switch	Broken Glass on Emergency Stop Switch	HEATING PLANT   Boiler Auxiliaries   Boiler Emergency Stop Switch	2nd Building Addition Roof / Broken Glass on Emergency Stop Switch	Anthony Rea	Custodian	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<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	1 - Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Inspected
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-CR1
Capacity/Size Quantity	17,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU-CR-2
Capacity/Size Quantity	15,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Annexair
Equipment	RTU - G
Capacity/Size Quantity	7,000
Capacity/Size UOM	CFM
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Inspected
Instance	2nd Building Addition - 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	ArctiChill
Equipment	CH-1
Capacity/Size Quantity	135
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
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>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Stair D Attic MER
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>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and 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>	Inspected
<b>BMS</b>	Inspected
Instance	2nd Building Addition - Throughout
Instance Condition	1 - Good
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	81-100%
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Pneumatic System</b>	Inspected
Instance	Original Building and 1st Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 118, 131
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	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	1 - Good
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Inspected
Are all the existing sidewalk elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DOMESTIC WATER SYSTEM</b>	
Inspected	
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	2nd Building Addition - Room G32A
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Electric Pressure Booster System</b>	
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	13
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Auditorium Crawlspace MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room G24
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room G32A
Instance Condition	1 - Good
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	1 - Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	Inspected
Instance	Basement Boiler Room
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	WH-1, WH-2
Capacity/Size Quantity	12
Capacity/Size UOM	KW Input
Capacity/Size2 Quantity	119
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	2nd Building Addition - Penthouse Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Bradford White
Equipment	N/A
Capacity/Size Quantity	725
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2022
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	2 - Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Sump Pump</b>	Inspected
Deficiency	No deficiencies recorded
<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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Room 212
Deficiency Quantity	2
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>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Meter Room Vent</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Inspected
Instance	Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	16,000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Penthouse Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Accardi
Equipment	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	2nd Building Addition - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building- Boiler Room , Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Inspected



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Question	Response
<b>HEATING</b>	
<b>Hydronic Heating</b>	
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2 - Between Good and Fair
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	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement Boiler Room
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	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Replacement Quantity	26
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Power Flame

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Question	Response
<b>HEATING PLANT</b>	
Burner Model Number	C2-GO-20BBRS
Instance on 2nd Building Addition - Penthouse	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
<b>Boiler Auxiliaries</b>	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room / Boiler #2
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>Boiler Emergency Stop Switch</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	2nd Building Addition Roof / Broken Glass on Emergency Stop Switch
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.
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	FEEDWATER TANK: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater System</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
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>Boiler Safety Valve</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Modular Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,193
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	N/A
Capacity/Size Quantity	1,372
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1,193
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	N/A
Capacity/Size Quantity	1,372
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2022
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	13
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Rockmills Boiler
Equipment	10531-01
Capacity/Size Quantity	22
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Violations	No violations recorded.
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	2
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.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	13
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Rockmills Boiler
Equipment	10531-02
Capacity/Size Quantity	22
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
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>Fuel System</b>	Inspected
Instance on 2nd Building Addition - Penthouse	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on 2nd Building Addition - Penthouse	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Fuel Oil Storage/Supply System</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on 2nd Building Addition - Penthouse	Does not Exist
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Room 224	Inspected
Instance on Original Building - Room G16, 2nd Building Addition - Rooms134, 338	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Original Building - Room G16, 2nd Building Addition - Rooms134, 338	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 224
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>KITCHEN</b>	Inspected
Instance on Ground Floor (1948 Addition)	Inspected
Instance on Ground Floor (2022 Addition)	Inspected
Instance Quantity Uom	EACH
<b>CO Detector</b>	Not Required
Instance on Ground Floor (2022 Addition)	Not Required
Instance on Ground Floor (1948 Addition)	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen ( Original Building)
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>	Does not Exist

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Question	Response
<b>KITCHEN</b>	
<b>Gas System</b>	
Instance on Ground Floor (2022 Addition)	Does not Exist
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Ground Floor (2022 Addition)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Ground Floor (2022 Addition)	Does not Exist
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Ground Floor (2022 Addition)	Does not Exist
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Ground Floor (2022 Addition)	Does not Exist
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Ground Floor (2022 Addition)	Does not Exist
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Ground Floor (2022 Addition)	Does not Exist
Instance on Ground Floor (1948 Addition)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Ground Floor (2022 Addition)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Ground Floor (1948 Addition)	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen/sink not properly secured to wall
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
<b>KITCHEN</b>	Inspected
<b>Kitchen Sink</b>	
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	SF103776
<b>MDF Room</b>	Inspected
Instance on Room 234	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 234	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 231	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 231	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 231	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 231 (1 of 2)
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>Make-up Air Unit</b>	Does not Exist
Instance on Room 231	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 231A	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 231A	Does not Exist
<b>CO Detector</b>	Not Required



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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>CO Detector</b>	Not Required
Instance on Room 231A	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 231A	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 231A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 231A	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 231A	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 231A	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 231A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 231A	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>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms G15, G23
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Storage Rooms
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Head</b>	Inspected
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist