

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q456

Asset: **HS FOR ARTS AND BUS. (OL NUTN X)-Q, 105-25 HORACE HARDING EXPY N, New York, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q456	Mechanical	2024-04-15 8:25 AM	2024-04-25 5:32 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Garage, Rooms B1, B2, B7A, 128, 162, 257
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Drinking Fountain (60%)
	Years: 2023
	Systems: Electric Domestic Water Heater (1 of 3)
	Years: 2022
	Systems: Kitchen - Hood Fire Suppression System
	Years: 2021
	Systems: DX Split System for Telecom Room 156; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2017
	Systems: Electric Domestic Water Heater (1 of 3)
	Years: 2016
	Systems: Electric Domestic Water Heater (1 of 3)
	Years: 2015

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Other	Gas Fired Furnace is intaking gas and exhaust into the ventilation system	Gas Fired Furnace	Lower Roof - Granger Street	Joseph Celentano	Custodian	Sent to DSF	

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

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Question	Response
AIR CONDITIONING	
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Kitchen Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier
Equipment	RTU#4
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Lower Roof - Westside Avenue
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	McQuay
Equipment	HVAC-1
Capacity/Size Quantity	35
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	McQuay
Equipment	HVAC-2
Capacity/Size Quantity	35
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	McQuay
Equipment	HVAC-3
Capacity/Size Quantity	5
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	Carrier
Equipment	HVAC-5, HVAC-6
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout
Instance Condition	3 - 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Cage by Room B5
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Cage by Room
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.
Instance	Room B7
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B7
Deficiency Quantity	2
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.
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
Heat Pump Domestic Water Heater	Does not Exist
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Garage near Parking #3
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Water Distribution Piping	Inspected
Deficiency Photo1	No photo recorded
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	Room B4
Deficiency Quantity	10
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.
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	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE

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Question	Response
FIXTURES	
Student	
Toilet	
Deficiency Location/Instance	Boys Toilet Room 151
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.
Urinal	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Condition	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Lower Roof - Westside Avenue (1 of 4)
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.
GAS SERVICE	
Gas Distribution Piping	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Does not Exist	
Gas Meter Room Vent	
Condition	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Instance	Inspected
Instance	Gas Meter Room B1A
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	11,600
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Instance	Inspected
Instance	Gas Meter Room B1A
Instance Condition	3 - Fair

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Enclosed IDF Room	Inspected
Instance on Room 104A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 104A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 104A
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.
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/CLOGGED

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Question	Response
KITCHEN	
Grease Trap	
Deficiency Location/Instance	Kitchen
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.
Hood	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
	Does not Exist
Instance on 1st Floor	Does not Exist
Kitchen Sink	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	
	Inspected
Instance on Room 156A	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Room 156A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Inspected
Instance on Room 219	Inspected
Alternative use	No
Instance on Rooms 114, 116	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	
	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
CO Detector	
	Not Required
Instance on Rooms 114, 116	Not Required
Instance on Room 219	Inspected
Condition	2 - Between Good and Fair

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Question	Response
SCIENCE DEMO ROOM	
CO Detector	Not Required
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
Eye Wash	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 114, 116	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 219	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 114, 116	Does not Exist
Instance on Room 219	Does not Exist
SCIENCE LAB	
	Inspected
Instance on Room 224	Inspected
Alternative use	No
Instance on Room 226	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 226	Does not Exist
Instance on Room 224	Does not Exist
CO Detector	Inspected
Instance on Room 226	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	Does not Exist
Instance on Room 226	Does not Exist
Instance on Room 224	Does not Exist
Eye Wash	Inspected
Instance on Room 226	Inspected
Condition	3 - Fair

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Question	Response
SCIENCE LAB	
Eye Wash	Inspected
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 226	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 226	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 226	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 226	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 224	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 224 (6 of 16)
Deficiency Quantity	6
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.
Make-up Air Unit	Does not Exist
Instance on Room 226	Does not Exist
Instance on Room 224	Does not Exist
SCIENCE PREP ROOM	
Instance on Rooms 114A, 205A	Inspected
Alternative use	Yes
Instance on Room 224A	Inspected
Alternative use	No

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Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 224A	Does not Exist
Instance on Rooms 114A, 205A	Does not Exist
CO Detector	Inspected
Instance on Room 224A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Not Required
Emergency Shower	Inspected
Instance on Room 224A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Does not Exist
Eye Wash	Inspected
Instance on Room 224A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Does not Exist
Hood Exhaust Ductwork	Inspected
Instance on Room 224A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Does not Exist
Hood Exhaust Fan	Inspected
Instance on Room 224A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Does not Exist
Fixed Laboratory Hood	Inspected
Instance on Room 224A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Does not Exist
Laboratory Sink	Inspected
Instance on Room 224A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Rooms 114A, 205A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 224A	Does not Exist
Instance on Rooms 114A, 205A	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Garage, Rooms B1, B2, B7A, 128, 162, 257
Deficiency Quantity	140
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.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Garage near parking #6
Deficiency Quantity	10
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.
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Room B5
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.
Standpipe System	Does not Exist
Water Gong	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	
Does not Exist	
VENTILATION	
Inspected	
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Lower Roof - Granger Street
Deficiency Quantity	1

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Question	Response
VENTILATION	
Exhaust Fan	
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.
Heating And Ventilating Unit	
	Does not Exist
Metal Ductwork	
	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Lower Roof - Westside Avenue / Gas Fired Furnaces, Main Roof / HVAC-6, Science Rooms Hood Exhaust Fans
Deficiency Quantity	6
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.
Supply Fan	
	Does not Exist
Unit Ventilator	
	Does not Exist