

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

**Mechanical Inspection**

**X016**





**Asset: P.S. 16 - BRONX, 4550 CARPENTER AVENUE, BRONX, NY, 10470**

| Inspection Id | Inspection Type | Time In            | Last Edited        |
|---------------|-----------------|--------------------|--------------------|
| 1899          | MECHANICAL      | 2023-12-22 07:43AM | 2024-02-01 01:15PM |

**Asset Data**

| Question   | Answer   |
|--|--|
| Have any Systems/Major Building Components been upgraded?    | Systems: Boiler Safety Valves; Climate Control System - Refrigerated Air Dryer (1 of 2), Temperature Control Thermostats (~90%)<br>Years: 2021<br>Systems: Steam Condensate Return Pumping System; Water Service (refurbished); Boiler Make-up Water Backflow Preventer (1 of 2)<br>Years: 2020<br>Systems: Student Fixtures - Lavatory/Sinks (~40%)<br>Years: 2017<br>Systems: MDF Room - Dedicated A/C Equipment (1 of 2, Window A/C); Student Fixtures - Lavatory/Sinks (~30%)<br>Years: 2015 |
| Are there fuel tanks?  | Yes  |
| Total # of above ground tanks                                | 2  |
| Total capacity of all above ground tanks in gal.             | 15,000   |
| 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           | 2  |
| 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   |
|------------------|-----------------------------------|---|------------------------------|---------------------------------|--------------------|-----------------|---|
| Yes              | Defective Emergency Stop Switch   | Broken glass                                  | Boiler Emergency Stop Switch | Boiler Room Exit #7             | Michael Ortiz      | Handyman        |  |
| No               | Defective Boiler Safety Auxiliary | (1)   | Boiler Safety Valve          | Boiler Room @ Boiler #1         | Michael Ortiz      | Handyman        |  |
| Yes              | Defective CO/Gas Leak Detection   | Fault Signal At Panel                         | CO/Gas Leak Detection        | Boiler Room, Custodian's Office | Michael Ortiz      | Handyman        |  |
| No               | Defective Boiler Safety Auxiliary | Water Column Assembly: Sight Glass is leaking | Steam Boiler                 | Boiler Room / Boiler #2         | Michael Ortiz      | Handyman        |  |

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

**Mechanical Inspection**

**X016**

**Inspection**

| <b>Question</b>                               | <b>Response</b>                               |
|---|---|
| <b>Mechanical</b>                             |   |
| <b>AIR CONDITIONING</b>                       | Does not exist                                |
| <b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>   | Does not exist                                |
| <b>CLIMATE CONTROL SYSTEM</b>                 | Inspected                                     |
| <b>BMS</b>                                    | Does not exist                                |
| <b>Pneumatic System</b>                       | 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                      |
| <b>Hybrid System</b>                          | Does not exist                                |
| <b>Electric 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>             | Inspected                                     |
| <b>Gravity System</b>                         | Does not exist                                |
| <b>Pressure Booster System</b>                | Does not exist                                |
| <b>Water Service</b>                          | Inspected                                     |
| Instance                                      | Boiler Room, Cafeteria - Gas/Water Meter Room |
| Instance Condition                            | 2- Between Good and Fair                      |
| Instance Quantity                             | 2   |
| Instance Quantity Uom                         | EACH  |
| Deficiency                                    | WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance                  | Boiler Room, Cafeteria - Gas/Water Meter Room |
| Deficiency Quantity                           | 2   |
| Quantity Uom                                  | EACH  |
| Potential Action                              | INSTALL                                       |
| Urgency of Action                             | PRIORITY 3                                    |
| Purpose of Action                             | LEVEL 2                                       |
| Violations                                    | No violations recorded                        |
| <b>Domestic Hot Water System</b>              | Inspected                                     |
| <b>Domestic Hot Water Remote Storage Tank</b> | Inspected                                     |
| Condition                                     | 2- Between Good and Fair                      |
| Deficiency                                    | No deficiencies recorded                      |
| <b>Domestic Water Heat Exchanger</b>          | Does not exist                                |
| <b>Electric 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  |
| Manufacturer                                  | Rheem / Ruud                                  |
| EquipmentId                                   | N/A   |
| Capacity/Size Quantity                        | 264   |
| Capacity/Size UOM                             | MBH Input                                     |
| Capacity/Size 2 Quantity                      | 0   |
| Capacity/Size 2 UOM                           | Gallons                                       |
| Source of Capacity/Size                       | Documented                                    |
| Installation Year                             | 2010  |

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

**Mechanical Inspection**

**X016**

| Question   | Response  |
|--|---|
| <b>DOMESTIC WATER SYSTEM</b>                           |   |
| <b>Domestic Hot Water System</b>                       |   |
| <b>Gas Fired Domestic Water Heater</b>                 |   |
| Source of Installation Year                            | Inspector Estimate                                |
| Deficiency   | No deficiencies recorded                          |
| <b>Oil Fired Domestic Water Heater</b>                 |   |
|  | Does not exist                                    |
| <b>Heat Pump 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>                             |   |
|  | Does not exist                                    |
| <b>Sump Pump</b>                                       |   |
| Condition  | Inspected   |
| Deficiency   | 3- Fair   |
|  | 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>                                    |   |
| 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   |
| Deficiency   | 3- Fair   |
|  | No deficiencies recorded                          |
| <b>Urinal</b>  |   |
|  | Does not exist                                    |
| <b>Student</b>   |   |
|  | Inspected   |
| <b>Drinking Fountain</b>                               |   |
| Condition  | Inspected   |
| Deficiency   | 3- Fair   |
|  | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance                           | Corridor near Rooms 102, 105, 307; Cafeteria      |
| Deficiency Quantity                                    | 4   |
| Quantity Uom   | EACH  |
| Potential Action                                       | MAINTENANCE                                       |
| Urgency of Action                                      | PRIORITY 3  |
| Purpose of Action                                      | LEVEL 2   |
| Violations   | No violations recorded                            |
| <b>Lavatory/Sink</b>                                   |   |
| Condition  | Inspected   |
| Deficiency   | 2- Between Good and Fair                          |
|  | No deficiencies recorded                          |
| <b>Locker Room Shower</b>                              |   |
|  | Does not exist                                    |
| <b>Sink And Fountain Combo Unit</b>                    |   |
| Condition  | Inspected   |
| Deficiency   | 3- Fair   |
|  | No deficiencies recorded                          |
| <b>Toilet</b>  |   |
|  | Inspected   |

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

**Mechanical Inspection**

**X016**

| Question                                      | Response                 |
|---|--------------------------|
| <b>FIXTURES</b>                               |                          |
| <b>Student</b>                                |                          |
| <b>Toilet</b>                                 |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |
| <b>Urinal</b>                                 |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |
| <b>GAS FIRED FURNACE</b>                      |                          |
|   | Does not exist           |
| <b>GAS SERVICE</b>                            |                          |
|   | Inspected                |
| <b>Gas Distribution Piping</b>                |                          |
| Condition                                     | 2- Between Good and Fair |
| 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>                  |                          |
|   | Inspected                |
| Instance                                      | Boiler Room              |
| Instance Condition                            | 4- Between Fair and Poor |
| Instance Quantity                             | 1                        |
| Instance Quantity Uom                         | EACH                     |
| Installation Year                             | 2012                     |
| Source of Installation Year                   | Inspector Estimate       |
| Deficiency                                    | DEFECTIVE CONTROL PANEL  |
| Deficiency Location/Instance                  | Boiler Room              |
| Deficiency Quantity                           | 1                        |
| Quantity Uom                                  | EACH                     |
| Potential Action                              | REPAIR                   |
| Urgency of Action                             | PRIORITY 5               |
| Purpose of Action                             | LEVEL 6                  |
| Violations                                    | No violations recorded   |
| <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>            |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |
| <b>Steam Heating</b>                          |                          |
|   | Inspected                |
| <b>F&amp;T/Steam Drip Trap</b>                |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |
| <b>MER Steam and Condensate Piping</b>        |                          |
|   | Does not exist           |
| <b>Steam Condensate Return Piping</b>         |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |
| <b>Steam Condensate Return Pumping System</b> |                          |
| Condition                                     | 1- Good                  |
| Deficiency                                    | No deficiencies recorded |
| <b>Steam Piping</b>                           |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |
| <b>Terminal Unit Thermostatic Trap</b>        |                          |
| Condition                                     | 3- Fair                  |
| Deficiency                                    | No deficiencies recorded |

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

**Mechanical Inspection**

**X016**

| Question  | Response                 |
|---|--------------------------|
| <b>HEATING</b>  |                          |
| <b>Steam supplied by External Sources</b>   | Does not exist           |
| <b>Unit Heater/Cabinet Heater</b>   | Inspected                |
| Condition   | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>HEATING PLANT</b>  |                          |
|   | Inspected                |
| Instance on Basement  | Inspected                |
| Is there a water meter on the boiler make-up water piping?<br>Observed Operational? | Yes<br>No                |
| Burner Manufacturer   | Gordon-Piatt             |
| Burner Model  | FL12-GO-30               |
| Burner Type   | Oil                      |
| Heating Plant Oil Number  | 2                        |
| <b>Boiler Auxiliaries</b>   |                          |
| Instance on Basement  | Inspected                |
| <b>Boiler Auxiliary Piping</b>  |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Emergency Stop Switch</b>   |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 3- Fair                  |
| Deficiency  | DEFECTIVE                |
| Deficiency Location/Instance  | Boiler Room Exit #7      |
| Deficiency Quantity   | 1                        |
| Quantity Uom  | EACH                     |
| Potential Action  | MAINTENANCE              |
| Urgency of Action   | PRIORITY 5               |
| Purpose of Action   | LEVEL 6                  |
| Violations  | No violations recorded   |
| <b>Boiler Feedwater System</b>  |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Feedwater Treatment(Automatic)</b>  |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Flue Exhaust</b>  |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Make-up Water Backflow Preventer</b>                                      |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 2- Between Good and Fair |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Room Steam And Condensate Piping</b>                                      |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>Boiler Safety Valve</b>  |                          |
| Instance on Basement  | Inspected                |
| Instance Condition  | 2- Between Good and Fair |
| Deficiency  | DEFECTIVE                |
| Deficiency Location/Instance  | Boiler Room @ Boiler #2  |

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

***Mechanical Inspection***

**X016**

| Question                    | Response  |
|-----------------------------|---|
| <b>HEATING PLANT</b>        |   |
| <b>Boiler Auxiliaries</b>   |   |
| <b>Boiler Safety Valve</b>  |   |
| Deficiency Quantity         | 1   |
| Quantity Uom                | EACH  |
| Potential Action            | REPLACE   |
| Urgency of Action           | PRIORITY 5  |
| Purpose of Action           | LEVEL 6   |
| Violations                  | No violations recorded  |
| <b>Boiler System</b>        |   |
| Instance on Basement        | Inspected   |
| <b>Coal-fired Boiler</b>    |   |
| Instance on Basement        | Does not exist  |
| <b>Hot Water Boiler</b>     |   |
| Instance on Basement        | Does not exist  |
| <b>Modular Boiler</b>       |   |
| Instance on Basement        | Does not exist  |
| <b>Steam Boiler</b>         |   |
| Instance on Basement        | Inspected   |
| Instance on Basement        | Inspected   |
| Instance                    | Boiler Room   |
| Instance Condition          | 3- Fair   |
| Instance Quantity           | 3,441   |
| Instance Quantity Uom       | MBH NET   |
| Cast Iron Boiler?           | No  |
| Manufacturer                | A. L. Eastmond & Sons Inc.  |
| EquipmentId                 | 7113-01   |
| Capacity/Size Quantity      | 3441  |
| Capacity/Size UOM           | MBH Net   |
| Source of Capacity/Size     | Documented  |
| Installation Year           | 2000  |
| Source of Installation Year | Documented  |
| Deficiency                  | No deficiencies recorded  |
| Instance                    | Boiler Room   |
| Instance Condition          | 3- Fair   |
| Instance Quantity           | 3,441   |
| Instance Quantity Uom       | MBH NET   |
| Cast Iron Boiler?           | No  |
| Manufacturer                | A. L. Eastmond & Sons Inc.  |
| EquipmentId                 | 7113-02   |
| Capacity/Size Quantity      | 3441  |
| Capacity/Size UOM           | MBH Net   |
| Source of Capacity/Size     | Documented  |
| Installation Year           | 2000  |
| Source of Installation Year | Documented  |
| Deficiency                  | DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF,<br>WATER COLUMN ASSEMBLY |
| Deficiency Quantity         | 1   |
| Quantity Uom                | EACH  |
| Potential Action            | MAINTENANCE   |
| Urgency of Action           | PRIORITY 5  |
| Purpose of Action           | LEVEL 6   |
| Violations                  | No violations recorded  |
| Deficiency                  | RUSTED CASING   |
| Deficiency Quantity         | 10  |
| Quantity Uom                | S.F.  |

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

***Mechanical Inspection***

**X016**

| <b>Question</b>                          | <b>Response</b>          |
|--|--------------------------|
| <b>HEATING PLANT</b>                     |                          |
| <b>Boiler System</b>                     |                          |
| <b>Steam Boiler</b>                      |                          |
| Potential Action                         | MAINTENANCE              |
| Urgency of Action                        | PRIORITY 3               |
| Purpose of Action                        | LEVEL 2                  |
| Violations                               | No violations recorded   |
| <b>Fuel System</b>                       |                          |
| Instance on Basement                     | Inspected                |
| <b>Boiler Fresh Air Louver/Damper</b>    |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Type                                     | Automatic                |
| Deficiency                               | No deficiencies recorded |
| <b>Burner/Burner Control Panel</b>       |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Deficiency                               | No deficiencies recorded |
| <b>Fuel Oil Storage/Supply System</b>    |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Deficiency                               | No deficiencies recorded |
| <b>Gas Trains And Vent At The Boiler</b> |                          |
| Instance on Basement                     | Does not exist           |
| <b>Enclosed IDF Room</b>                 |                          |
|  | Does not exist           |
| <b>KITCHEN</b>                           |                          |
| Instance on Basement                     | Inspected                |
| <b>CO Detector</b>                       |                          |
| Instance on Basement                     | Not required             |
| <b>Gas System</b>                        |                          |
| Instance on Basement                     | Does not exist           |
| <b>Grease Trap</b>                       |                          |
| Instance on Basement                     | Does not exist           |
| <b>Hood</b>                              |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood Exhaust Ductwork</b>             |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood Exhaust Fan</b>                  |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Deficiency                               | No deficiencies recorded |
| <b>Hood Fire Suppression System</b>      |                          |
| Instance on Basement                     | Does not exist           |
| <b>Hot Water Temperature Booster</b>     |                          |
| Instance on Basement                     | Does not exist           |
| <b>Kitchen Sink</b>                      |                          |
| Instance on Basement                     | Inspected                |
| Instance Condition                       | 3- Fair                  |
| Deficiency                               | No deficiencies recorded |
| <b>MDF Room</b>                          |                          |
|  | Inspected                |

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

***Mechanical Inspection***

**X016**

| Question  | Response                 |
|---|--------------------------|
| <b>MDF Room</b>   |                          |
| Instance on Room 209A   | Inspected                |
| <b>Dedicated A/C Equipment</b>                                    |                          |
| Instance on Room 209A   | Inspected                |
| Instance Condition  | 2- Between Good and 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>   | Does not exist           |
| <b>Sprinkler Head</b>   | Inspected                |
| Condition   | 3- Fair                  |
| Deficiency  | No deficiencies recorded |
| <b>Sprinkler Piping</b>   | Inspected                |
| Condition   | 3- 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?                          | Partial                  |
| <b>Exhaust Fan</b>  | Inaccessible             |
| <b>Heating And Ventilating Unit</b>                               | Inaccessible             |
| <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  | No deficiencies recorded |
| <b>Supply Fan</b>   | Does not exist           |
| <b>Unit Ventilator</b>  | Does not exist           |