

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

Mechanical Inspection

X042




Asset: P.S. 42 - BRONX, 1537 WASHINGTON AVENUE, BRONX, NY, 10457

Inspection Id	Inspection Type	Time In	Last Edited
763	MECHANICAL	2023-11-06 08:02AM	2023-12-04 02:57PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Steam Condensate Return Pumping Systems; Water Service: Backflow Preventers Years: 2023 Systems: F&T/Steam Drip Trap; Terminal Unit Thermostatic Trap Years: 2022 Systems: Climate Control System: Refrigerated Air Dryers and pneumatic subcomponents at Heating And Ventilating Units; Kitchen - Grease Trap Years: 2018 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2016
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
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	4
MERs/Fan Rooms Locations	Sub-Basement - North and South MERs; Penthouse - Tank Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Sub-Basement North and South MERs, South Water Meter Room, Room 112 (painted, 40)
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 Boiler Safety Auxiliary	Broken fusible link trip wire connected to spring-loaded fuel oil lever gate valve	Fuel Oil Storage/Supply System	Sub-Basement outside Oil Tank Room	Louis Burgus	Fireman	
Yes	Defective Kitchen Gas System	By-pass Valve of Master Gas Control Valve is in open position	Gas System	Kitchen	Louis Burgus	Fireman	
Yes	Defective CO/Gas Leak Detection	Fault Signal At Panels	CO/Gas Leak Detection	Sub-Basement outside Gas Meter Room, Custodian's Office	Louis Burgus	Fireman	

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Yes	Defective Boiler Safety Auxiliary	(2)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Louis Burgos	Fireman	
Yes	Other	Sub-Basement - Gas Meter Room	Gas Meter Room Exhaust Fan	Defective	Louis Burgos	Fireman	
Yes	Other	Defective Flue Exhaust	Gas Fired Domestic Water Heater	Boiler Room	Louis Burgos	Fireman	No Photo Taken

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic 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
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Inspected
Supply Pump	Does not exist
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Penthouse - Tank Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	13
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Sub-Basement - Boiler Room, North Water Meter Room, South Water Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	4
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE FLUE EXHAUST
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3- Fair
Sewage Ejector Pump	
Condition	No deficiencies recorded
Sump Pump	
Condition	Does not exist
Deficiency	Inspected
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Condition	Does not exist
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	Inspected
Deficiency	Inspected
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
Urinal	
Condition	Does not exist
Student	
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Lavatory/Sink	
Condition	No deficiencies recorded
Deficiency	Inspected
Locker Room Shower	
Condition	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
Toilet	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Basement - Girl's Toilet Room, Boy's Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Basement - Girl's Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	Inspected
Deficiency	3- Fair

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Question	Response
FIXTURES	
Student	
Urinal	
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Sub-Basement - Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Sub-Basement - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	13000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Sub-Basement - Gas Meter Room, Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Sub-Basement outside Gas Meter Room, Custodian's Office
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair

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HEATING	
Radiator/Convactor/Fin Tube	
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement - North Water Meter Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Does not exist	
Unit Heater/Cabinet Heater	
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Multipurpose Room (1 of 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Inspected	
Instance on Sub-Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	KEWANEE
Burner Model	125. KEP5.0-962-GO2
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Sub-Basement	Inspected
Boiler Auxiliary Piping	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Sub-Basement	Inspected

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Sub-Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler System	
Instance on Sub-Basement	Inspected
Coal-fired Boiler	
Instance on Sub-Basement	Does not exist
Hot Water Boiler	
Instance on Sub-Basement	Does not exist
Modular Boiler	
Instance on Sub-Basement	Does not exist
Steam Boiler	
Instance on Sub-Basement	Inspected
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	2303-01

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size Quantity	4184
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Kewanee Boiler Corporation
EquipmentId	2303-02
Capacity/Size Quantity	4184
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Sub-Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL PIPING:DEFECTIVE FUSIBLE LINK
Deficiency Location/Instance	Sub-Basement outside Oil Tank Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Room 212A	Inspected
Dedicated A/C Equipment	
Instance on Room 212A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 212A

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Instance 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
Violations	No violations recorded
Gas System	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MASTER GAS CONTROL VALVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Grease Trap	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair

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Question	Response
KITCHEN	
Kitchen Sink	
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF104256
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF104253
MDF Room	Inspected
Instance on Room 400	Inspected
Dedicated A/C Equipment	
Instance on Room 400	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Sub-Basement North and South MERs, South Water Meter Room, Room 112 (painted, 40)
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25

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Question	Response
VENTILATION	
Exhaust Fan	
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	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
Supply Fan	Does not exist
Unit Ventilator	Does not exist