

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

Mechanical Inspection

X050


Asset: P.S. 50 - BRONX, 1550 VYSE AVENUE, BRONX, NY, 10460

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| 2958 | MECHANICAL | 2024-02-05 07:08AM | 2024-03-29 06:16PM |

Asset Data

| Question | Answer |
|--|--|
| Have any Systems/Major Building Components been upgraded? | Systems: Exhaust Fans (~50%) Years: 2021 Systems: Terminal Unit Thermostatic Traps; F&T/Steam Drip Traps; Fixtures - Toilets, Urinals Years: 2018 |
| 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 | Basement Fan Area, Boiler Room Mechanical Area |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | Yes |
| Location(s) | Basement - Storage Room (painted, 3) |
| Are there any Emergency Stop Switches with Missing Hammers? | Component: Boiler Room Entrance by Paint Storage Room Location: Boiler Emergency Stop Switch |

Priority Condition

| Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Photo Image |
|------------------|---------------------------------|------------------------|-----------------------|-------------------------------|--------------------|-----------------|---|
| No | Defective CO/Gas Leak Detection | Fault on the Panel (2) | CO/Gas Leak Detection | Boiler Room, Custodian Office | Jim Ronquillo | Fireman |  |

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 | 3- Fair |
| Deficiency | UP TO 5 TONS:DEFECTIVE CONTROLS |
| Deficiency Location/Instance | Library (1 of 2) |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Outdoor Unit | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Dry Cooler | Does not exist |
| Packaged / Rooftop Unit | Does not exist |

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| Question | Response |
|---|--|
| AIR CONDITIONING | |
| Packaged Terminal A/C | Does not exist |
| Refrigerant Leak Detection System | Does not exist |
| Refrigerant Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Return Fan | 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 | 4- Between Fair and Poor |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 0-20% |
| Deficiency | PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR |
| Deficiency Location/Instance | Various Locations |
| Deficiency Quantity | 200 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE REFRIGERATED AIR DRYER |
| Deficiency Location/Instance | Boiler Room Mechanical Area |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations 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 | Does not exist |
| Pressure Booster System | Does not exist |
| Water Service | Inspected |
| Instance | Boiler Room, Basement Fan Area by Vyse Avenue |
| Instance Condition | 3- Fair |
| Instance Quantity | 2 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Boiler Room, Basement Fan Room Area by Vyse Avenue |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Domestic Hot Water System | Inspected |

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| Question | Response |
|--|-------------------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| Domestic Hot Water Remote Storage Tank | Does not exist |
| Domestic Water Heat Exchanger | Does not exist |
| Electric Domestic Water Heater | Does not exist |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room Mechanical Area |
| Instance Condition | 3- Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | PVI |
| EquipmentId | N/A |
| Capacity/Size Quantity | 399 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size 2 Quantity | 400 |
| Capacity/Size 2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 1999 |
| Source of Installation Year | Inspector Estimate |
| Deficiency | No deficiencies 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 |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Basement Fan Area |
| Deficiency Quantity | 20 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Sewage Ejector Pump | Does not exist |
| Sump Pump | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| 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 | 1- Good |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|-------------------------------------|---|
| FIXTURES | |
| Staff And Other | |
| Urinal | Does not exist |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Corridor near Room 507 |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Lavatory/Sink | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Boys Toilet Room near Stair B/2, Boys Toilet Room near Stair -B/3, Boys Toilet Room near Stair -B/5 |
| Deficiency Quantity | 3 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Locker Room Shower | Does not exist |
| Sink And Fountain Combo Unit | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 1- Good |
| 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 | Does not exist |
| Gas Meter Room Vent | Does not exist |
| Gas Pressure Booster | Does not exist |
| CO/Gas Leak Detection | Inspected |
| Instance | Basement - Boiler Room, Boiler Room Mechanical Area, Gas Meter Area |
| 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 | Custodian Office, Boiler Room |

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|---|---|
| GAS SERVICE | |
| CO/Gas Leak Detection | |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Violations | No violations recorded |
| HEATING | |
| Heating Coil In Ductwork | |
| Condition | Inspected |
| Deficiency | 3- Fair |
| Hydronic Heating | |
| Does not exist | |
| Radiator/Convactor/Fin Tube | |
| Condition | Inspected |
| Deficiency | 3- Fair |
| Deficiency | RADIATOR/CONVECTOR:DAMAGED GUARD/SHIELD |
| Deficiency Location/Instance | Room 502, 5th Floor Corridor near Stair "B" |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Steam Heating | |
| Inspected | |
| F&T/Steam Drip Trap | |
| Condition | Inspected |
| Deficiency | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| MER Steam and Condensate Piping | |
| Condition | Inspected |
| Deficiency | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Piping | |
| Condition | Inspected |
| Deficiency | 3- Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | |
| Condition | Inspected |
| Deficiency | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE PUMP |
| Deficiency Location/Instance | Boiler Room Mechanical Area (1 of 4) |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE TANK |
| Deficiency Location/Instance | Boiler Room Mechanical Area (leaking) |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Steam Piping | |
| Condition | Inspected |
| Deficiency | 3- Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Boiler Room |

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| Question | Response |
|--|--|
| HEATING | |
| Steam Heating | |
| Steam Piping | |
| 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 | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Steam supplied by External Sources | |
| | Does not exist |
| Unit Heater/Cabinet Heater | |
| | Inspected |
| Condition | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE CONTROLS |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| HEATING PLANT | |
| | Inspected |
| Instance on Basement | Inspected |
| Is there a water meter on the boiler make-up water piping? | Yes |
| Observed Operational? | Yes |
| Burner Manufacturer | GORDON - PLATT ENERGY GROUP |
| Burner Model | FL12. 1-G0-50 |
| Burner Type | Oil |
| Heating Plant Oil Number | 2 |
| Boiler Auxiliaries | |
| Instance on Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | MISSING HAMMER |
| Deficiency Location/Instance | Boiler Room Entrance by Paint Storage Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Violations | No violations recorded |
| Boiler Feedwater System | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | FEEDWATER TANK:DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC) |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |

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|--|----------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Feedwater System | |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Boiler Flue Exhaust | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Boiler System | |
| Instance on Basement | Inspected |
| Coal-fired Boiler | |
| Instance on Basement | Does not exist |
| Hot Water Boiler | |
| Instance on Basement | Does not exist |
| Modular Boiler | |
| Instance on Basement | Does not exist |
| Steam Boiler | |
| Instance on Basement | Inspected |
| Instance on Basement | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 4,299 |
| Instance Quantity Uom | MBH NET |
| Cast Iron Boiler? | No |
| Manufacturer | A. L. Eastmond & Sons Inc. |
| EquipmentId | 3878-01 |
| Capacity/Size Quantity | 4299 |
| Capacity/Size UOM | MBH Net |

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|--|----------------------------|
| HEATING PLANT | |
| Boiler System | |
| Steam Boiler | |
| Source of Capacity/Size | Documented |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Deficiency | DAMAGED REFRACTORY |
| Deficiency Quantity | 20 |
| Quantity Uom | S.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Instance | Boiler Room |
| Instance Condition | 3- Fair |
| Instance Quantity | 4,299 |
| Instance Quantity Uom | MBH NET |
| Cast Iron Boiler? | No |
| Manufacturer | A. L. Eastmond & Sons Inc. |
| EquipmentId | 3878-02 |
| Capacity/Size Quantity | 4299 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Deficiency | DAMAGED REFRACTORY |
| Deficiency Quantity | 20 |
| Quantity Uom | S.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Fuel System | |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Type | Automatic |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Does not exist |
| Enclosed IDF Room | |
| Instance on 1st Floor | Does not exist |
| KITCHEN | |
| Instance on 1st Floor | Inspected |
| CO Detector | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |

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|--|--------------------------|
| KITCHEN | |
| CO Detector | |
| Deficiency | No deficiencies recorded |
| Gas System | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Grease Trap | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Hood | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 4- Between Fair and Poor |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Kitchen |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Hood Fire Suppression System | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Hot Water Temperature Booster | |
| Instance on 1st Floor | Does not exist |
| Kitchen Sink | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | |
| Instance on 2nd Floor - Room adjacent to Stair "D" | Inspected |
| Dedicated A/C Equipment | |
| Instance on 2nd Floor - Room adjacent to Stair "D" | Inspected |
| Instance Condition | 3- 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 | |
| | Inspected |
| 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 |

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| Question | Response |
|---|--------------------------------------|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| Siamese Connection | Does not exist |
| Sprinkler Head | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Basement - Storage Room (painted, 3) |
| Deficiency Quantity | 3 |
| 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 | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Basement - Boiler Room Fan Area |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations 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 | 2- Between Good and Fair |
| Approximate Total # of Fans | 1-25 |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Does not exist |
| Metal Ductwork | Inspected |
| Condition | 3- Fair |
| Are there any uninsulated ductwork by design in Mechanical rooms? | Yes |
| Are there chain operated dampers? | No |
| Deficiency | DEFECTIVE REGISTER/DIFFUSER |
| Deficiency Location/Instance | Auditorium Stage |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Supply Fan | Inspected |
| Condition | 3- Fair |
| Approximate Total # of Fans | 1-5 |
| Deficiency | No deficiencies recorded |
| Unit Ventilator | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |