

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

**Mechanical Inspection**

**X073**

**Asset:** P.S. 73 - BRONX, 1020 ANDERSON AVENUE, BRONX, NY, 10452

Inspection Id	Inspection Type	Time In	Last Edited
3277	MECHANICAL	2024-02-15 09:36AM	2024-04-07 09:34AM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Boiler Fresh Air Louver/Dampers; Sump Pumps re-build Years: 2023 Systems: Kitchen - Grease Trap Years: 2020 Systems: Gas Fired Domestic Water Heater Years: 2019 Systems: Fixtures - Toilets, Urinals; Boiler Make-up Water Backflow Preventer Years: 2017 Systems: DX Split System for Camera Room 261 Years: 2016 Systems: Science Lab; MDF Room - Dedicated A/C Equipment (DX Split System ) Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	17,500
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	Boiler Room Mechanical Area, 5th Floor Gymnasium Fan Room; Penthouse Tank Room
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?	Component: Boiler Room Loading Dock Exit (1 of 2) 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 condition recorded					

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	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
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Refrigerant Piping</b>	Inspected
Condition	1- Good
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>	
<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	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Rooms 207, 309, 3rd floor gymnasium, 407, 411, 508
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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>	
	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Inspected
<b>Supply Pump</b>	Does not exist
<b>Roof Tank</b>	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
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<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	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	85
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Inspected
Condition	2- Between Good and Fair
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	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Instance on Stair "E/3-4" - Students	Inaccessible
<b>Sink And Fountain Combo Unit</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
Condition	Inspected
Deficiency	3- 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>	
Instance	Inspected
Instance Condition	Boiler Room
Instance Quantity	3- Fair
Instance Quantity Uom	1
Installation Year	EACH
Source of Installation Year	2000
Deficiency	Inspector Estimate
Deficiency	No deficiencies recorded
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Quantity	3rd floor Gymnasium, Cafeteria
Quantity Uom	4
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DAMAGED/MISSING INSULATION

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Kitchen - Storage Room, Science Lab Room 313, 3rd floor Gymnasium, Girl's Toilet Room 354, Science Demo Room 407, Boy's Toilet Room 553
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	
Unit Heater/Cabinet Heater	Does not exist
<b>HEATING PLANT</b>	
Instance on Basement	Does not exist
Is there a water meter on the boiler make-up water piping?	Inspected
Observed Operational?	Yes
Burner Manufacturer	No
Burner Model	Gordon Piatt
Burner Type	F14.9-GO-30
Heating Plant Oil Number	Oil
	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	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Loading Dock Exit (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Emergency Stop Switch</b>	
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Boiler Feedwater System</b>	
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
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	3- Fair
Deficiency	No deficiencies 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	5,198
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	168-1
Capacity/Size Quantity	5198
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	5,198
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	168-2
Capacity/Size Quantity	5198
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
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	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Room 457	Inaccessible
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	

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Question	Response
<b>KITCHEN</b>	
<b>CO Detector</b>	
Instance on 1st Floor	Not required
<b>Gas System</b>	
Instance on 1st Floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 102A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 102A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
Instance on Room 407	Inspected
Alternative Use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 407	Does not exist
<b>CO Detector</b>	
Instance on Room 407	Not required
<b>Emergency Shower</b>	
Instance on Room 407	Does not exist
<b>Eye Wash</b>	
Instance on Room 407	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 407	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 407	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 407	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 407	Inspected



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<b>Question</b>	<b>Response</b>
<b>SCIENCE DEMO ROOM</b>	
<b>Laboratory Sink</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 407	Does not exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 313	Inspected
Alternative Use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 313	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 313	Not required
<b>Emergency Shower</b>	
Instance on Room 313	Does not exist
<b>Eye Wash</b>	
Instance on Room 313	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 313	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 313	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 313	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 313	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 313	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>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25

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Question	Response
<b>VENTILATION</b>	
<b>Exhaust Fan</b>	
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 209, 309, 312, 314, 407, 411 and other locations
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded