

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

**Mechanical Inspection**

**X081**


**Asset:** P.S. 81 - BRONX, 5550 RIVERDALE AVENUE, BRONX, NY, 10471

Inspection Id	Inspection Type	Time In	Last Edited
3818	MECHANICAL	2024-03-08 09:42AM	2024-06-17 04:32PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	<p>Systems: Enclosed IDF Room - Dedicated A/C Equipment: Room B23 (DX Split System); MDF Room - Dedicated A/C Equipment : Room B16 (DX Split System)</p> <p>Years: 2023</p> <p>Systems: Fixtures - Toilets; Boiler Safety Valves; DX Split System for Camera Room B21; Gas Fired Domestic Water Heater</p> <p>Years: 2022</p> <p>Systems: Sump Pumps</p> <p>Years: 2021</p> <p>Systems: DX Split Systems for Gymnasium, Cafeteria and Locker Room 127</p> <p>Years: 2019</p> <p>Systems: CO/Gas Leak Detection</p> <p>Years: 2018</p> <p>Systems: Climate Control System: Temperature Control Thermostats (~90%), Terminal Unit Control Valves (~75%), Terminal Unit Controllers and preheat Zone Valves for House Supply Fan #7, Auditorium and Play Room Supply Fans; F&amp;T/Steam Drip Traps; Terminal Unit Thermostatic Traps (~75%); Steam Condensate Return Pumping Systems (2 of 3); Boiler Make-up Water Backflow Preventer (1 of 2)</p> <p>Years: 2016</p> <p>Systems: Boiler Make-up Water Backflow Preventer (1 of 2); Student Fixtures - Urinals (~80%)</p> <p>Years: 2014</p>
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	6,000
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	3
MERs/Fan Rooms Locations	Original Building: Fan Room 229, Attic Fan Room. Building Addition: North Wing - Cellar MER C34, Attic MER; South Wing - MER B7, MER 200, Attic Fan Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B1, 204 (painted, 17)
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 CO/Gas Leak Detection	Fault Signal At Panels	CO/Gas Leak Detection	Boiler Room, Custodian's Office	EUGENE DEVANE	Custodian	

**Inspection**

Question	Response
<b>Mechanical</b>	

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Question	Response
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist
<b>Cooling Coil in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<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>	Inspected
<b>BMS</b>	Does not exist
<b>Pneumatic System</b>	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Boiler Room (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
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Inspected
Condition	4- Between Fair and Poor
Are all the existing dumbwaiters operable?	No
Deficiency	No deficiencies recorded
<b>Elevator</b>	Does not exist
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not exist
<b>Ash Hoist</b>	Does not exist
<b>Sidewalk Elevator</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

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	Inspected
Instance	Cellar MER C34, Water Service Room B31
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Cellar MER C34, Water Service Room B31
Deficiency Quantity	3
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>	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	2022
Source of Installation Year	Documented
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	VENT PIPING:CLOGGED
Deficiency Location/Instance	North Attic
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room

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Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Inspected
Condition	1- Good
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>	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Janitor Closet B4
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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>	
	Inspected
Condition	5- Poor
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Rooms B32
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 108A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	
	Inspected
Instance on 1st Floor - Boys	Inaccessible
Instance on 1st Floor - Girls	Inaccessible
<b>Sink And Fountain Combo Unit</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
	Inspected
Instance	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	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	
	Inspected
Instance	Basement - Boiler Room, Gas Meter Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Boiler Room, Custodian's Office
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER C34, 200
Deficiency Quantity	60
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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	2- Between Good and Fair
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
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 229
Deficiency Quantity	10
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>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair

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Question	Response
<b>HEATING</b>	
<b>Unit Heater/Cabinet Heater</b>	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement - Stair "B"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
Instance on Original Building - Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Profire (Cleaver Brooks)
Burner Model	N/A
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2(B10)
<b>Boiler Auxiliaries</b>	
Instance on Original Building - Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE ISOLATION VALVE
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

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Safety Valve</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Original Building - Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Original Building - Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Original Building - Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Original Building - Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Original Building - Basement	Inspected
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,899
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Cleaver Brooks
EquipmentId	7288-01
Capacity/Size Quantity	6277
Capacity/Size UOM	MBH Input
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	3,899
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Cleaver Brooks
EquipmentId	7288-02
Capacity/Size Quantity	6277
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Original Building - Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	DUAL FUEL (OIL/GAS) BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room



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Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Burner/Burner Control Panel</b>	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Original Building - Room B23	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Original Building - Room B23	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on Building Addition - Basement	Inspected
<b>CO Detector</b>	
Instance on Building Addition - Basement	Not required
<b>Gas System</b>	
Instance on Building Addition - Basement	Does not exist
<b>Grease Trap</b>	
Instance on Building Addition - Basement	Does not exist
<b>Hood</b>	
Instance on Building Addition - Basement	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Building Addition - Basement	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Building Addition - Basement	Does not exist
<b>Hood Fire Suppression System</b>	
Instance on Building Addition - Basement	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on Building Addition - Basement	Does not exist
<b>Kitchen Sink</b>	
Instance on Building Addition - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Original Building - Room B16	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Original Building - Room B16	Inspected
Instance Condition	1- Good
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

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Question	Response
<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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B1, 204 (painted, 17)
Deficiency Quantity	17
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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?	Yes
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Gymnasium, Rooms 112, 222, 224
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded