

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X103


Asset: P.S. 103 - BRONX, 4125 CARPENTER AVENUE, BRONX, NY, 10466

Inspection Id	Inspection Type	Time In	Last Edited
3591	MECHANICAL	2024-02-29 07:31AM	2024-04-16 05:40PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Electric Domestic Water Heater (temporary); Kitchen - Grease Trap Years: 2022 Systems: Student Fixtures - Toilets (~70%), Urinals (~60%), Lavatory/Sinks (~60%) Years: 2021 Systems: Boiler Safety Valves for Boilers #1, #2; MDF Room - Dedicated A/C Equipment (1 of 2, Window A/C) Years: 2020 Systems: Terminal Unit Thermostatic Traps (~80%); F&T/Steam Drip Traps (~70%) Years: 2017 Systems: CO/Gas Leak Detection System Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	10,000
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	Cellar - MER next to Boiler Room, 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)	Cellar - Paint Storage Room, Room next to Paint Storage Room (painted,2)
Are there any Emergency Stop Switches with Missing Hammers?	Component: Boiler Room Entrance 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
Yes	Defective Boiler Safety Auxiliary	(2)	Boiler Safety Valve	Boiler Room @ Boiler #3	Kieran Casey	Fireman	

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	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Location/Instance	Near Room 220
Deficiency Quantity	10
Quantity Uom	L.F.
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	
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	
Instance	Boiler Room, Cellar near Oil Tank Room
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room, Cellar near Oil Tank Room
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	
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	600
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	500
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Custodial Staff
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
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	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Cellar - Boiler Room, Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convvector/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:MISSING GUARD/SHIELD
Deficiency Location/Instance	Near Room 420; Room 403
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Cellar - MER next to Boiler Room, Boiler Room Mechanical Area and other locations
Deficiency Quantity	18
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Violations	No violations recorded
Steam Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Unit Heater/Cabinet Heater	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Cellar	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes No
Burner Manufacturer	GORDON-PIATT
Burner Model	F16-CO-75
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Cellar	Inspected
Boiler Auxiliary Piping	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrance
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 Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Cellar	Inspected
Instance Condition	3- Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #3
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 Cellar	Inspected
Coal-fired Boiler	
Instance on Cellar	Does not exist
Hot Water Boiler	
Instance on Cellar	Does not exist
Modular Boiler	
Instance on Cellar	Does not exist
Steam Boiler	
Instance on Cellar	Inspected
Instance on Cellar	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6760-01
Capacity/Size Quantity	4548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6760-02
Capacity/Size Quantity	4548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6760-03
Capacity/Size Quantity	4548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Cellar	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not exist
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	1- Good
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

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	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 Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Rooch 212	Inspected
Dedicated A/C Equipment	
Instance on Rooch 212	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	
	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
Siamese Connection	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Cellar - Paint Storage Room, Room next to Paint Storage Room (painted,2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist

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Question	Response
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- 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?	Yes
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Cellar - MER next to 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
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
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