

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

Mechanical Inspection

X111



Asset: P.S. 111 - BRONX, 3740 BAYCHESTER AVENUE, BRONX, NY, 10466

Inspection Id	Inspection Type	Time In	Last Edited
1469	MECHANICAL	2023-12-05 07:36AM	2024-01-09 04:30PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sump Pumps; Steam Condensate Return Pumping System Years: 2023 Systems: Electric Domestic Water Heater (temporary) Years: 2021 Systems: Kitchen - Grease Trap Years: 2018 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Fixtures - Toilets Years: 2015 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MERs B48, B51
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?	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 Kitchen Gas System	By-pass Valve of Master Gas Control Valve is in open position	Gas System	Kitchen	Ismael Carrero	Fireman	
No	Other	Vent is covered with spray foam material	Gas Meter Room Vent	Basement - Gas/Sprinkler/Water Meter Room B30	Ismael Carrero	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Under construction
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	5- Poor
Are all the existing elevators operable?	No
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist

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

Mechanical Inspection

X111

Question	Response
CONVEYING	
Ash Hoist	Does not exist
Sidewalk Elevator	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	Basement - Sprinkler/Water Meter Room B30
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Sprinkler/Water Meter Room B30
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
Domestic Hot Water Remote Storage Tank	Under construction
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Under construction
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	Room 110
Deficiency Quantity	10
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	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X111

Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
Condition	Inspected
Drinking Fountain	
Condition	Inspected
Condition	3- Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Room 135
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	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Girl's Toilet Room B22
Deficiency Quantity	1
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	Boy's Toilet Room B12
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
Condition	3- Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Boy's Toilet Room B12
Deficiency Quantity	1

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

Mechanical Inspection

X111

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FIXTURES	
Student	
Urinal	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement - Sprinkler/Water Meter Room B30
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas Pressure Booster	Under construction
CO/Gas Leak Detection	Under construction
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MERs B48, B51
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MERs B48, B51
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

X111

Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Violations	No violations 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	MER B51, Rooms B40, 330
Deficiency Quantity	30
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
Instance on Basement	Under construction
Enclosed IDF Room	
Instance on Room 218	Inspected
Dedicated A/C Equipment	
Instance on Room 218	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 218
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	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

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

Mechanical Inspection

X111

Question	Response
KITCHEN	
Gas System	
Purpose of Action	LEVEL 6
Violations	No violations recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and 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	Closet inside the 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	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	
Instance on Room 129	Inspected
Dedicated A/C Equipment	
Instance on Room 129	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	
Condition	3- Fair

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Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X111

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected Partial
Exhaust Fan	
Condition	Inspected 3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof, Lower Roof (9 of 24)
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	
	Does not exist
Metal Ductwork	
Condition	Inspected 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	Enclosed IDF Room 218
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	
Condition	Inspected 3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	
	Does not exist