

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

**Mechanical Inspection**

**X119**

**Asset:** P.S. 119 - BRONX, 1075 PUGSLEY AVENUE, BRONX, NY, 10472

Inspection Id	Inspection Type	Time In	Last Edited
2851	MECHANICAL	2024-01-31 12:52PM	2024-06-20 02:41PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant; Steam Condensate Return Pumping System; Domestic Hot Water System; Gas Service; Sump Pumps; Climate Control System - Electric System; Unit Heater/Cabinet Heaters Years: 2023 Systems: Water Service Refurbished (1 of 2) Years: 2020 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps Years: 2019
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Basement - Boiler Room Mechanical Area; Building Addition - Penthouse MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement Storage Room, Gas Booster Pump Room (painted, 4)
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
		No condition recorded					

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</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>	Does not exist
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Inspected
Instance	Auditorium, Cafeteria, Gymnasium, Classrooms
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</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
<b>Water Service</b>	Inspected
Instance	Basement - Watson Avenue Side
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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

***Mechanical Inspection***

**X119**

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Watson Avenue Side
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement - Pugsley Avenue Side
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Pugsley Avenue Side
Deficiency Quantity	1
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>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<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	Bradford White
EquipmentId	HW HTR #1
Capacity/Size Quantity	299
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2023
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>	
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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

**Mechanical Inspection**

**X119**

<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	VENT PIPING:DETERIORATED
Deficiency Location/Instance	3rd Floor Room 330
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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Staff Toilet Room 318
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected

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

**Mechanical Inspection**

**X119**

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Sink And Fountain Combo Unit</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Toilet Room within Room 212
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	1st Floor Boys Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	1- Good
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>	Inspected
Instance	Basement - Gas Booster Pump Room
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	19400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Basement - Boiler Room, Gas Booster Pump Room (Gas Leak Detection)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room and 1st Floor Corridor (CO Leak Detection System)

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

**Mechanical Inspection**

**X119**

Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
Does not exist	
<b>Radiator/Convectector/Fin Tube</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	RADIATOR/CONVECTOR:MISSING GUARD/SHIELD
Deficiency Location/Instance	1st. Floor vestibule area Exit -1, Toilet Room inside Room 212, Staff Toilet Room 316
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	
Inspected	
<b>F&amp;T/Steam Drip Trap</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	30
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 Pumping System</b>	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies recorded

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

**Mechanical Inspection**

**X119**

<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes Yes
Burner Manufacturer	Webster
Burner Model	JB3G-75-LMV37 -M.30-VGD-UL/IRI
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not exist

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

**Mechanical Inspection**

**X119**

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<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	1- Good
Instance Quantity	5,497
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	20000005298 0001
Capacity/Size Quantity	7080
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	5,497
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	20000005289 0002
Capacity/Size Quantity	7080
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2023
Source of Installation Year	Custodial Staff
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	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room @ Boiler # 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>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not exist

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

***Mechanical Inspection***

**X119**

Question	Response
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Room 220	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 220	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 220
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<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	2- Between Good and Fair
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	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4



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

**Mechanical Inspection**

**X119**

Question	Response
<b>KITCHEN</b>	
<b>Kitchen Sink</b>	
Violations	SF45681
<b>MDF Room</b>	Inspected
Instance on Original Building Basement - MDF Room	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Original Building Basement - MDF Room	Inspected
Instance Condition	3- Fair
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
<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	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Storage Room, Gas Booster Pump Room (painted, 4)
Deficiency Quantity	4
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?	Partial
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement/House EF (belt)
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 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?	Yes
Are there chain operated dampers?	No
Deficiency	DAMAGED FLEXIBLE CONNECTION

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

**Mechanical Inspection**

**X119**

Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Deficiency Location/Instance	Boiler Room Mechanical Area @ Toilet EF
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	DEFECTIVE MOTOR
Deficiency Location/Instance	Room 223
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 CONTROLS
Deficiency Location/Instance	Room 128
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded