

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

**Mechanical Inspection**

**X136**


Asset: **P.S. 186 (OLD J136) - BRONX, 750 JENNINGS STREET, BRONX, NY, 10459**

Inspection Id	Inspection Type	Time In	Last Edited
520	MECHANICAL	2023-10-26 07:09AM	2023-11-09 02:19PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Steam Condensate Return Pumping Systems (3 of 4); MER Steam and Condensate Piping Years: 2019 Systems: Electric Domestic Water Heater (Temporary) Years: 2018 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2015 Systems: Elevator; Kitchen - Hood Fire Suppression System Years: 2014 Systems: Sprinkler Heads (~50%) Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement - Cafeteria MER, MERs B24, B28
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Auditorium Stage, Rooms 118, 322 (painted, 19)
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 Hood Fire Suppression System	Hood Fire Suppression nozzles are plugged	Hood Fire Suppression System	Kitchen	Julio Peralta	Fireman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<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	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Room 222
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Rooms 213, 313

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Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Indoor Unit</b>	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Outdoor Unit</b>	Inspected
Condition	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Main Roof
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Return Fan</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Under construction
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
<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
<b>Water Service</b>	Inspected
Instance	Basement - Sprinkler/Water/Gas Meter Room, Room B32 - Water Meter Room
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Sprinkler/Water/Gas Meter Room, Room B32 - Water Meter Room

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
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>	
Under construction	
<b>Domestic Water Heat Exchanger</b>	
Does not exist	
<b>Electric Domestic Water Heater</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	
Under construction	
<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	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	SEWAGE/WASTE PIPING:CLOGGED
Deficiency Location/Instance	Basement (backs-up during heavy rain)
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	MER B24 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sump Pump</b>	
Under construction	
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not exist	
<b>FIXTURES</b>	
Inspected	

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Question	Response
<b>FIXTURES</b>	
<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	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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room inside Room 104
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 104
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>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Meter Room Vent</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist
<b>CO/Gas Leak Detection</b>	Under construction
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Under construction
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Room 228
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 Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	1- Good
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Cafeteria MER, MER B24, MER B28
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	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	1- Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Instance on Basement	Under construction
<b>Enclosed IDF Room</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>Enclosed IDF Room</b>	
Instance on Room B8	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room B8	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room B8
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>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Basement	Does not exist
<b>Hood</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Does not exist
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
	Inspected

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<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	
Instance on Room 208A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 208A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Rooms 233, 234, 237	Inspected
Alternative Use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>CO Detector</b>	
Instance on Rooms 233, 234, 237	Not required
<b>Emergency Shower</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>Eye Wash</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>Laboratory Sink</b>	
Instance on Rooms 233, 234, 237	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Rooms 233, 234, 237	Does not exist
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 235	Inspected
Alternative Use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 235	Does not exist
<b>CO Detector</b>	
Instance on Room 235	Not required
<b>Emergency Shower</b>	
Instance on Room 235	Does not exist
<b>Eye Wash</b>	
Instance on Room 235	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 235	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 235	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 235	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 235	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 235	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<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	Auditorium Stage, Rooms 118, 322 (painted, 19)
Deficiency Quantity	19
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	2- Between Good and Fair
Approximate Total # of Fans	26-50
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / House EF (missing)
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>	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?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Cafeteria MER @ Kitchen and serving area BL 22S; MER B24 @ Boy's Gym EXH 17E, Pupils and Teachers Cafeteria EXH 21E; MER B28 @ Boy's Gym Supply Fan 16S
Deficiency Quantity	4
Quantity Uom	EACH



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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	MER B24
Deficiency Quantity	10
Quantity Uom	L.F.
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	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 218, 220, 230, 322 and other locations
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded