

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

Mechanical Inspection

X146


Asset: P.S. 146 - BRONX, 968 CAULDWELL AVENUE, BRONX, NY, 10456

Inspection Id	Inspection Type	Time In	Last Edited
377	MECHANICAL	2023-10-23 07:11AM	2023-11-21 07:42AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2023 Systems: F&T/Steam Drip Traps; Sump Pumps Years: 2022 Systems: Terminal Unit Thermostatic Traps Years: 2021 Systems: Students Fixtures - Lavatory/Sinks (~80%), Toilets (~80%), Urinals Years: 2017 Systems: Steam Condensate Return Pumping System; Kitchen - Grease Traps Years: 2014
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	MER B12, 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)	Room B11 (painted, 6)
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 Boiler Safety Auxiliary	(4)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Justin Ramirez	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Central Station Air Handler	Does not exist
Fan Coil Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Packaged Air Cooled Chiller	Inspected

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

Mechanical Inspection

X146

Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	CH-1
Capacity/Size Quantity	250
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008
Source of Installation Year	Custodial Staff
Refrigerant Type	R-134A
Deficiency	No deficiencies recorded
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	3- Fair
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Room 302
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Main Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	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

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

Mechanical Inspection

X146

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 211
Deficiency Quantity	1
Quantity Uom	EACH
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	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Sprinkler/Gas/Water Meter Room B1, Crawlspace
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sprinkler/Gas/Water Meter Room B1, Crawlspace
Deficiency Quantity	3
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	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room Mechanical Area
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	RayPak
EquipmentId	N/A
Capacity/Size Quantity	158
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X146

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
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	Janitor Closet 214
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	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
Instance on 1st Floor - Boys	Inspected
Instance on 1st Floor - Girls	Inaccessible
	Inaccessible
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Toilet	
	Inspected

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

Mechanical Inspection

X146

Question	Response
FIXTURES	
Student	
Toilet	
Condition	1- Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	1st Floor - Boys Locker Room - Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	Inspected
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not exist
Gas Meter Room Vent	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Gas Pressure Booster	
	Does not exist
CO/Gas Leak Detection	
	Does not exist
HEATING	
	Inspected
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Hydronic Heating	
	Does not exist
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded

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

Mechanical Inspection

X146

Question	Response
HEATING	
Steam Heating	
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Ray Oil Burner
Burner Model	PAECR-104
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X146

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National U.S. Radiator Corp.
EquipmentId	47138-1
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1958
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National U.S. Radiator Corp.
EquipmentId	47138-2
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1958
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X146

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Type	Automatic
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist
Enclosed IDF Room	
Instance on Room 215	Inspected
Dedicated A/C Equipment	
Instance on Room 215	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 215
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	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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

Mechanical Inspection

X146

Question	Response
KITCHEN	
Grease Trap	
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	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room within Room B9	Inspected
Dedicated A/C Equipment	
Instance on Room within Room B9	Inspected
Instance Condition	1- Good
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	
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room B11 (painted, 6)
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X146

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	
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
Approximate Total # of Fans	3- Fair
Deficiency	1-25
	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	Yes
Deficiency	No
	No deficiencies recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
	No deficiencies recorded
Unit Ventilator	
	Does not exist