

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

Mechanical Inspection

X153

Asset: P.S. 153 - BRONX, 650 BAYCHESTER AVENUE, BRONX, NY, 10475

Inspection Id	Inspection Type	Time In	Last Edited
1585	MECHANICAL	2023-12-11 07:08AM	2024-05-08 06:48PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Kitchen - Grease Trap Years: 2024 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2023 Systems: Electric Domestic Water Heater (1 of 2) Years: 2022 Systems: Exhaust Fans Years: 2021 Systems: Packaged Air Cooled Chillers; Electric Domestic Water Heater (1 of 2, temporary) Years: 2019 Systems: Fixtures - Toilets, Urinals Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MER C12
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms C1, C2, C3, C4, C5 (painted, 7)
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		No condition recorded					

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	3- Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	4
Instance Quantity Uom	EACH
Manufacturer	Air Fan
EquipmentId	AHU-2, AHU-3, AHU-4
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1993

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

Mechanical Inspection

X153

Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Air Fan
EquipmentId	AHU-5
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	MER C12
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Air Filter
EquipmentId	AHU-6
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1971
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Air Fan
EquipmentId	AHU-1
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation Year	Inspector Estimate
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fan Coil Unit	Does not exist

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

Mechanical Inspection

X153

Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	Inspected
Instance	Building Exterior by Loading Dock
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	CH-1
Capacity/Size Quantity	200
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
Source of Installation Year	Custodial Staff
Refrigerant Type	R-134A
Deficiency	OVER 100 TONS:DEFECTIVE CONTROLS
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Building Exterior by Loading Dock
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	CH-2
Capacity/Size Quantity	200
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
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	Does not exist
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	Does not exist
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	Basement, Kitchen, Building Perimeter
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	21-40%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE

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

Mechanical Inspection

X153

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Location/Instance	Perimeter Classrooms
Deficiency Quantity	25
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Perimeter Classrooms
Deficiency Quantity	25
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER C12 @ AHU-6
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	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
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	Sprinkler/Water Meter Room C2
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sprinkler/Water Meter Room C2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

X153

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Violations	No violations recorded
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	
Domestic Water Heat Exchanger	
Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	MER C12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
Oil Fired Domestic Water Heater	
Heat Pump Domestic Water Heater	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	3- Fair
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	Toilet Room 279
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
Sump Pump	
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	
Condition	3- Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X153

Question	Response
FIXTURES	
Staff And Other	
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	1st Floor Cafeteria, Corridor near Room 258
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- 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	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not exist
Gas Meter Room Vent	
Condition	Inspected
Deficiency	3- Fair
Deficiency	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
Deficiency	No deficiencies recorded
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not exist
Hot Water Heat Exchanger	
Condition	Inspected
Condition	3- Fair

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

Mechanical Inspection

X153

Question	Response
HEATING	
Hydronic Heating	
Hot Water Heat Exchanger	
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER C12 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Stairs "A", "B", "C", "D".
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Enclosed IDF Room	Does not exist
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	1- Good
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	

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

Mechanical Inspection

X153

Question	Response
KITCHEN	
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	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	Inspected
Instance on Library - Room 268	Inspected
Dedicated A/C Equipment	
Instance on Library - Room 268	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 254	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 254	Does not exist
CO Detector	
Instance on Room 254	Not required
Emergency Shower	
Instance on Room 254	Does not exist
Eye Wash	
Instance on Room 254	Does not exist
Hood Exhaust Ductwork	
Instance on Room 254	Does not exist
Hood Exhaust Fan	
Instance on Room 254	Does not exist
Fixed Laboratory Hood	
Instance on Room 254	Does not exist
Laboratory Sink	
Instance on Room 254	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 254	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	Inspected
Condition	3- Fair
Deficiency	MISSING CAPS

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

Mechanical Inspection

X153

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Siamese Connection	
Deficiency Location/Instance	Building Exterior
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sprinkler Head	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Rooms C1, C2, C3, C4, C5 (painted, 7)
Quantity Uom	7
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Violations	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
Condition	Inspected
Hose Valve Assembly	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
Exhaust Fan	Yes
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	1- Good
Deficiency	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Does not exist
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	No
Deficiency	No
Deficiency Location/Instance	DEFECTIVE REGISTER/DIFFUSER
Deficiency Quantity	Corridor near Main Entrance, Rooms 310, 341, 365A
Quantity Uom	4
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	Does not exist
Unit Ventilator	
Condition	Does not exist