

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

Mechanical Inspection

X157

Asset: P.S. 157 - BRONX, 757 CAULDWELL AVENUE, BRONX, NY, 10456

Inspection Id	Inspection Type	Time In	Last Edited
4738	MECHANICAL	2024-04-15 08:57AM	2024-05-24 04:37PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water Service (1 of 2) Years: 2023 Systems: Terminal Unit Thermostatic Traps (~80%); F&T/Steam Drip Traps (~80%); Climate Control System - Electric System Years: 2020 Systems: Exhaust Fans (~75%); Student's Fixtures - Urinals (~25%) Years: 2019 Systems: Kitchen - Grease Trap Years: 2018 Systems: Student Fixtures - Urinals (~50%) Years: 2014 Systems: Heating Plant; Steam Condensate Return Pumping Systems; Domestic Hot Water System; Unit Heater/Cabinet Heaters; Sump Pumps; Gas Service (except for Kitchen) Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MER B1
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
		No condition recorded					

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout except Auditorium and Gymnasium
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Library
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	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Electric System	
Instance	Auditorium, Gymnasium
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
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	Storage Room B6
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Storage Room B6
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Water Meter Room B14
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Water Meter Room B14
Deficiency Quantity	1
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	200

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
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
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	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	Girl's Toilet Room 416
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	Does not exist
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
FIXTURES	
Inspected	
Staff And Other	
Inspected	
Janitor Sink	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Staff Toilet Room 329
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Violations	No violations recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	3- 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room (CO Leak Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room (Gas Leak Detection)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair

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Question	Response
HEATING	
Heating Coil In Ductwork	
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	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Webster
Burner Model	JB3G-50-RM7840L-F-M.30-UL/IRI
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater Treatment(Automatic)	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	2- Between Good and Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	52696-01
Capacity/Size Quantity	5537
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	52696-02
Capacity/Size Quantity	5537
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented

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HEATING PLANT	
Boiler System	
Steam Boiler	
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
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	3- Fair
Deficiency	DEFECTIVE/CLOGGED
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
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	

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Question	Response
KITCHEN	
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies 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 (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF101379
MDF Room	Inspected
Instance on Room 300	Inspected
Dedicated A/C Equipment	
Instance on Room 300	Inspected
Instance Condition	3- 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	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	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair

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Question	Response
VENTILATION	
Heating And Ventilating Unit	
Deficiency	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	Yes
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded