Building Condition Assessment Survey 2023-2024

Mechanical Inspection X192

Asset:	I.S. 192 - BRONX, 650 HOLLYWOOD AVENUE, BRONX, NY, 10465		
Inspection Id	Inspection Type	Time In	Last Edited
4775	MECHANICAL	2024-04-16 09:10AM	2024-05-22 01:44PM

set Data	
Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Exhaust Fans (~50%); Heat Pump Domestic Water Heaters
	Years: 2024
	Systems: Steam Condensate Return Pumping System (1 of 2); Drinking Fountains (~60%)
	Years: 2022
	Systems: Terminal Unit Thermostatic Traps (~80%); F&T/Ste Drip Trap (~80%)
	Years: 2021
	Systems: Boiler Feedwater System; Steam Condensate Return Pumping System (1 of 2)
	Years: 2020
	Systems: DX Split System for Room 116 (1 of 2)
	Years: 2019
	Systems: Fixtures - Toilets, Urinals
	Years: 2017
	Systems: Climate Control System: Temperature Control Thermostats (~90%)
	Years: 2015
	Systems: Water Pressure Booster - Compressor; MDF Room - Dedicated A/C Equipment (1 of 2, DX Split System)
	Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	30,000
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	Basement - Boiler Room Mechanical Area, MER by Stair "E"; MER 228
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Boiler Room
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B34, 110, 114 (painted, 14)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist	Priority	Condition	Component	Location	Person(s)	Person(s)	Photo
Last Year?	Category	Description	Affected	Description	Notified	Title	Image
Yes	Defective Emergency Stop Switch	Missing Switch	Boiler Emergency Stop Switch	Boiler Room by Fuel Oil Transfer Pump	Juan Rodriguez	Fireman	

Inspection

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Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	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

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Question	Response
AIR CONDITIONING	
DX Split System	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
	Inspected
CLIMATE CONTROL SYSTEM	Does not exist
BMS	Inspected
Pneumatic System Instance	Throughout
Instance Condition	3- Fair
Instance Condition Instance Quantity	1
·	EACH
Instance Quantity Uom	
Building Area Covered by Operational System Deficiency	81-100% DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Rooms 310, 412, 404, 420 and other locations
Deficiency Quantity	12
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	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B21
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Deficiency	INO deficiencies recorded

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Question	Response
CONVEYING	
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	Inspected
Electric Pressure Booster System	Does not exist
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Service	Inspected
Instance	Basement - North Crawlspace by Randall Avenue,
	Sprinkler/Gas/Water Meter Room B31
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION
	DEVICE
Deficiency Location/Instance	Basement - North Crawlspace by Randall Avenue,
D.C.: O. W	Sprinkler/Gas/Water Meter Room B31
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL PRIORITY 2
Urgency of Action Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded Inspected
Domestic Hot Water System	Does not exist
Domestic Hot Water Remote Storage Tank	Inspected
Domestic Water Heat Exchanger Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Inspected
Instance	Boiler Room Mechanical Area
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	WH-1, WH-2
Capacity/Size Quantity	5
Capacity/Size UOM	KW Input
Capacity/Size 2 Quantity	119

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Mechanical Inspection	X192

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Heat Pump Domestic Water Heater	
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2024
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
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	Boy's Toilet Room 208
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER by Stair "E" (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
U <u>rinal</u>	Inspected
Condition	1.0.1
Deficiency	1- Good
Beneficiency	No deficiencies recorded
Student	

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uestion	Response
FIXTURES	
Student	
Drinking Fountain	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 309
Deficiency Quantity	1
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	Inspected
Instance on 1st Floor - Boys	Inaccessible
Instance on 1st Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
	No deficiencies recorded
Deficiency	
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
IEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convector/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

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Response	
Inspected	
3- Fair	
No deficiencies recorded	
Inspected	
1- Good	
No deficiencies recorded	
Inspected	
3- Fair	
No deficiencies recorded	
Inspected	
nispected	
Inspected	
No deficiences recorded	
Increased	
<u> </u>	
No violations recorded	
No deficiencies recorded	
Does not exist	
Inspected	
3- Fair	
No deficiencies recorded	
	Inspected 1- Good No deficiencies recorded Inspected 3- Fair No deficiencies recorded Inspected 1- Good No deficiencies recorded Inspected 1- Good No deficiencies recorded Does not exist Inspected 3- Fair No deficiencies recorded Inspected Inspected Inspected Inspected Inspected Inspected Inspected No Preferred Utilities BHE7-3A4 Oil 2 Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected Inspected

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anical Inspection		X19
eluestion	Response	
HEATING PLANT		
Boiler Auxiliaries		
Boiler Room Steam And Condensate Piping		
Instance on Basement	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Boiler Safety Valve		
Instance on Basement	Inspected	
Instance Condition	3- 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	2000 100 01100	
Instance on Basement	Does not exist	
Steam Boiler	Does not exist	
Instance on Basement	Inspected	
Instance on Basement	Inspected	
Instance	Boiler Room	
Instance Condition	3- Fair	
Instance Quantity	4,887	
Instance Quantity Uom	MBH NET	
Cast Iron Boiler?	No	
Manufacturer	Kewanee Boiler Corporation	
EquipmentId	60258-01	
Capacity/Size Quantity	6294	
Capacity/Size UOM	MBH Gross	
Source of Capacity/Size	Documented 1972	
Installation Year Source of Installation Year	Documented	
Deficiency	LEAKY/PLUGGED TUBES	
Deficiency Quantity	1	
Quantity Uom	EACH	
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	4,887 MBH NET	
Instance Quantity Uom		
Cast Iron Boiler?	No	
Manufacturer	Kewanee Boiler Corporation	
EquipmentId	60258-02	

6294

MBH Gross

Documented 1972

Documented

Boiler Room

3- Fair

No deficiencies recorded

Capacity/Size Quantity

Source of Capacity/Size

Capacity/Size UOM

Installation Year Source of Installation Year

Instance Condition

Deficiency

Instance

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Question	Response	
HEATING PLANT		
Boiler System		
Steam Boiler		
Instance Quantity	4,887	
Instance Quantity Uom	MBH NET	
Cast Iron Boiler?	No	
Manufacturer	Kewanee Boiler Corporation	
EquipmentId	60258-03	
Capacity/Size Quantity	6294	
Capacity/Size UOM	MBH Gross	
Source of Capacity/Size	Documented	
Installation Year	1972	
Source of Installation Year	Documented	
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	
Туре	Automatic	
Deficiency	No deficiencies recorded	
Burner/Burner Control Panel		
Instance on Basement	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	

00258-03
6294
MBH Gross
Documented
1972
Documented
No deficiencies recorded
Inspected
Inspected
2- Between Good and Fair
Automatic
No deficiencies recorded
Inspected
3- Fair
No deficiencies recorded
No deliciencies recorded
Y 1
Inspected
3- Fair
FUEL OIL PIPING:DEFECTIVE/LEAKS
Boiler Room (defective strainers and leaking pipes)
3
EACH
MAINTENANCE
PRIORITY 3
LEVEL 2
No violations recorded
Does not exist
Inspected
Inspected
Inspected
4- Between Fair and Poor
DEFECTIVE
Room 305 G/H 1
EACH
EACH
MAINTENIANCE
MAINTENANCE
PRIORITY 3
PRIORITY 3 LEVEL 2
PRIORITY 3 LEVEL 2 No violations recorded
PRIORITY 3 LEVEL 2 No violations recorded Inspected
PRIORITY 3 LEVEL 2 No violations recorded
PRIORITY 3 LEVEL 2 No violations recorded Inspected

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Mechanical Inspection	X192
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uestion	Response	
KITCHEN		
CO Detector		
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	
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	Two deficiencies recorded	
Instance on 1st Floor	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
	No deficiencies recorded	
Hood Fire Suppression System Instance on 1st Floor	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
	No deficiencies recorded	
Hot Water Temperature Booster Instance on 1st Floor	Does not exist	
	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 4	
Violations	SF94684	
ADF Room	Inspected	
Instance on Room 315	Inspected	
Dedicated A/C Equipment	inspected	
Instance on Room 315	Inspected	
Instance Condition	2- Between Good and Fair	
Deficiency	No deficiencies recorded	
SCIENCE DEMO ROOM	Inspected	
Instance on Rooms 317, 417	Inspected	
Alternative Use	Yes	
Acid Waste Neutralizing Tank		
Instance on Rooms 317, 417	Does not exist	
CO Detector		
Instance on Rooms 317, 417	Not required	

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Mechanical Inspection	X192

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nanical Inspection		X1
Question	Response	
SCIENCE PREP ROOM		
Instance on Room 432	Inspected	
Alternative Use	Yes	
Acid Waste Neutralizing Tank		
Instance on Room 432	Does not exist	
CO Detector		
Instance on Room 432	Not required	
Emergency Shower		
Instance on Room 432	Does not exist	
Eye Wash		
Instance on Room 432	Does not exist	
Hood Exhaust Ductwork		
Instance on Room 432	Does not exist	
Hood Exhaust Fan		
Instance on Room 432	Does not exist	
Fixed Laboratory Hood		
Instance on Room 432	Does not exist	
Laboratory Sink		
Instance on Room 432	Inspected	
Instance Condition	3- Fair	
Deficiency	No deficiencies recorded	
Make-up Air Unit		
Instance on Room 432	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	NOT IN USE	
Deficiency Location/Instance	Sprinkler/Gas/Water Meter Room B31	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	NO ACTION	
Urgency of Action	PRIORITY 1	
Purpose of Action	LEVEL 1	
Violations	No violations recorded	
Fire Booster Pump Assembly	Does not exist	
Roof Tank	Does not exist	
Siamese Connection	Inspected	
Condition	3- Fair	
Deficiency	No deficiencies recorded	

Sprinkler Head

Sprinkler Piping

Standpipe System

Condition

Deficiency

Deficiency Location/Instance

Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action

Violations

Deficiency

Hose Valve Assembly

Condition

Inspected

DEFECTIVE/DETERIORATED

Rooms B34, 110, 114 (painted, 14)

3- Fair

14

EACH

REPLACE

LEVEL 6

Inspected 3- Fair

Inspected

Inspected

PRIORITY 5

No violations recorded

No deficiencies recorded

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anica inspection	All
uestion	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	
Hose Valve Assembly	
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
	Does not exist
SWIMMING POOL	
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main roof / Exhaust Fan #17
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER 228 / Heating And Ventilating Unit #9
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
Deficiency Location/Instance	MER 228 / Heating And Ventilating Unit #10 (defective bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	Inspected
	3- Fair
Condition	
Are there any uninsulated ductwork by design in Mechanical rooms? Are there chain operated dampers?	Yes
* *	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	2
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	MER by Stair "E" @ Heating And Ventilating Unit #2
Deficiency Quantity	1

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uestion	Response	
VENTILATION		
Metal Ductwork		
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Violations	No violations recorded	
Supply Fan	Does not exist	
Unit Ventilator	Does not exist	