

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

Mechanical Inspection

X432

Asset: PRE-K CENTER @ 2490-2500 WEBSTER AVENUE - BRONX, 2490-2500 WEBSTER AVENUE, BRONX, NY, 10458

Inspection Id	Inspection Type	Time In	Last Edited
4212	MECHANICAL	2024-03-25 07:16AM	2024-06-05 01:52PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
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	0
MERs/Fan Rooms Locations	None
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		No condition recorded					

Inspection

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
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-1, RTU-3
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-2
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	OVER 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE VAV BOX
Deficiency Location/Instance	Rooms 203, 229, 233, 238A
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
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

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Question	Response
CONVEYING	
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
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	150
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1- Good
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 226
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	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 226, 227A, 228A
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Inspected
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Etter
EquipmentId	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Etter
EquipmentId	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on 2nd Floor	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	Inspected
Instance on 2nd Floor	Inspected
Boiler Auxiliary Piping	Inspected
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Instance on 2nd Floor	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 2nd Floor	Does not exist
Boiler Flue Exhaust	
Instance on 2nd Floor	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 2nd Floor	Does not exist
Boiler Safety Valve	
Instance on 2nd Floor	Does not exist
Boiler System	
Instance on 2nd Floor	Inspected
Coal-fired Boiler	
Instance on 2nd Floor	Does not exist
Hot Water Boiler	
Instance on 2nd Floor	Does not exist
Modular Boiler	
Instance on 2nd Floor	Inspected
Instance on 2nd Floor	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	620
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	20000202630 N001
Capacity/Size Quantity	713
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 2nd Floor	Does not exist
Fuel System	
Instance on 2nd Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Type	Fixed Louver
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 2nd Floor	Does not exist
Fuel Oil Storage/Supply System	
Instance on 2nd Floor	Does not exist
Gas Trains And Vent At The Boiler	
Instance on 2nd Floor	Does not exist
Enclosed IDF Room	
	Does not exist
KITCHEN	
	Inspected

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Question	Response
KITCHEN	
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Not required
Gas System	
Instance on 2nd Floor	Does not exist
Grease Trap	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 2nd Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 2nd Floor	Does not exist
Hood Exhaust Fan	
Instance on 2nd Floor	Does not exist
Hood Fire Suppression System	
Instance on 2nd Floor	Does not exist
Hot Water Temperature Booster	
Instance on 2nd Floor	Does not exist
Kitchen Sink	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 103	Inspected
Dedicated A/C Equipment	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and 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	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1- Good
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?	Yes
Exhaust Fan	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded

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Question	Response
VENTILATION	
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	1- Good
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist