

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

Mechanical Inspection

X781

Asset: P.S. 51 - BRONX, 695 EAST 182 STREET, BRONX, NY, 10457

Inspection Id	Inspection Type	Time In	Last Edited
1289	MECHANICAL	2023-11-28 08:38AM	2024-01-15 12:57PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Gas Fired Furnace; Gas Fired Domestic Water Heater (1 of 2); Domestic Hot Water Remote Storage Tank; Electric Domestic Water Heater (temporary); Boiler Flue Exhaust; Gas Distribution Piping (~50%), Gas Meter Room Vent in Gymnasium Wing Years: 2020 Systems: Boiler Feedwater System: Feedwater Tank Years: 2019 Systems: Sprinkler System; Climate Control System; DX Split Systems; MDF Room - Dedicated A/C Equipment (DX Split System); Water Service; Sink and Fountain Combo Units; Elevator; Unit Ventilator in Rooms 311 and 409; F&T/Steam Drip Traps (~75%); Terminal Unit Thermostatic Traps; Exhaust Fans (6 of 8); Unit Heater/Cabinet Heaters for Water Heater Room G11 and Custodian's Office. Gas Fired Domestic Water Heater (1 of 2); Kitchen Years: 2014 Systems: Electric Pressure Booster System Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	2,000
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	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 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Roof / ACCU-3, ACCU-5, ACCU-6
Deficiency Quantity	3
Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	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 except Gymnasium, Kitchen and Cafeteria (Heat Timer System)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies 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
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	Inspected
Instance	Electric Pressure Booster Room C14
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	6
Capacity/Size 2 UOM	Total Pumps HP

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	
Does not exist	
Water Service	
Inspected	
Instance	Basement - Sprinkler Control Room; Water Heater Room G11
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
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	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
Inspected	
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2020
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Water Heater Room G11
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	75
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	74
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
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	

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- 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	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 1st Floor	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS SERVICE	
	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	
	Inspected
Heating Coil In Ductwork	Does not exist
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not exist
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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 Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Carlin
Burner Model	801 CRD
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	Inspected
Instance Condition	1- Good

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	
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	1,506
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Best Boilers, Inc.
EquipmentId	N/A
Capacity/Size Quantity	2000
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity	0
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National Radiator Corp. (NRC)
EquipmentId	N/A
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1925
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Fixed Louver
Deficiency	No deficiencies 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 Basement	Does not exist
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Not required
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Does not exist
Hood Exhaust Ductwork	
Instance on Basement	Does not exist
Hood Exhaust Fan	
Instance on Basement	Does not exist
Hood Fire Suppression System	

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 310	Inspected
Dedicated A/C Equipment	
Instance on Room 310	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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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?	Partial
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / TXH-4 (belt)
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	Does not exist
Metal Ductwork	Inspected

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Question	Response
VENTILATION	
Metal Ductwork	
Condition	3- Fair
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded