

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

**Mechanical Inspection**

**X862**

**Asset:** P.S. 63 MINISCHOOL - BRONX, 1260 FRANKLIN AVENUE, BRONX, NY, 10456

| Inspection Id | Inspection Type | Time In            | Last Edited        |
|---------------|-----------------|--------------------|--------------------|
| 3091          | MECHANICAL      | 2024-02-08 07:29AM | 2024-03-26 04:20PM |

**Asset Data**

| Question   | Answer             |
|--|--------------------|
| Have any Systems/Major Building Components been upgraded?    | No System Upgraded |
| Are there fuel tanks?  | No                 |
| Total # of water main service entries to the asset           | 1                  |
| MERs/Fan Rooms Locations                                     | MER                |
| 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                   |
|--|----------------------------|
| <b>Mechanical</b>  |                            |
| <b>AIR CONDITIONING</b>  | Inspected                  |
| <b>Chilled Water System</b>  | Does not exist             |
| <b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b> | Does not exist             |
| <b>Cooling Coil in Ductwork</b>                                    | Does not exist             |
| <b>Cooling Tower</b>   | Does not exist             |
| <b>DX Split System</b>   | Inspected                  |
| <b>Indoor Unit</b>   | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | No deficiencies recorded   |
| <b>Outdoor Unit</b>  | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | No deficiencies recorded   |
| <b>Dry Cooler</b>  | Does not exist             |
| <b>Packaged / Rooftop Unit</b>                                     | Does not exist             |
| <b>Packaged Terminal A/C</b>                                       | Does not exist             |
| <b>Refrigerant Leak Detection System</b>                           | Does not exist             |
| <b>Refrigerant Piping</b>  | Inspected                  |
| Condition  | 3- Fair                    |
| Deficiency   | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance                                       | MER                        |
| Deficiency Quantity  | 10                         |
| Quantity Uom   | L.F.                       |
| Potential Action   | MAINTENANCE                |
| Urgency of Action  | PRIORITY 3                 |
| Purpose of Action  | LEVEL 2                    |
| Violations   | No violations recorded     |
| <b>Return Fan</b>  | Does not exist             |
| <b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>                        | Does not exist             |
| <b>CLIMATE CONTROL SYSTEM</b>                                      | Does not exist             |
| <b>COMPACTOR</b>   | Does not exist             |
| <b>CONVEYING</b>   | Does not exist             |
| <b>DOMESTIC WATER SYSTEM</b>                                       | Inspected                  |
| <b>Domestic Cold Water System</b>                                  | Inspected                  |
| <b>Gravity System</b>  | Does not exist             |
| <b>Pressure Booster System</b>                                     | Does not exist             |

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| Question   | Response                                      |
|--|---|
| <b>DOMESTIC WATER SYSTEM</b>                           |   |
| <b>Domestic Cold Water System</b>                      |   |
| <b>Water Service</b>                                   | Inspected                                     |
| Instance   | MER   |
| Instance Condition                                     | 3- Fair                                       |
| Instance Quantity                                      | 1   |
| Instance Quantity Uom                                  | EACH  |
| Deficiency   | WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance                           | MER   |
| Deficiency Quantity                                    | 1   |
| Quantity Uom   | EACH  |
| Potential Action                                       | INSTALL                                       |
| Urgency of Action                                      | PRIORITY 3                                    |
| Purpose of Action                                      | LEVEL 2                                       |
| Violations   | No violations recorded                        |
| <b>Domestic Hot Water System</b>                       | Inspected                                     |
| <b>Domestic Hot Water Remote Storage Tank</b>          | Does not exist                                |
| <b>Domestic Water Heat Exchanger</b>                   | Does not exist                                |
| <b>Electric Domestic Water Heater</b>                  | Inspected                                     |
| Condition  | 2- Between Good and Fair                      |
| Deficiency   | No deficiencies recorded                      |
| <b>Gas Fired Domestic Water Heater</b>                 | Does not exist                                |
| <b>Oil Fired Domestic Water Heater</b>                 | Does not exist                                |
| <b>Heat Pump Domestic Water Heater</b>                 | Does not exist                                |
| <b>Domestic Water Distribution Piping</b>              | Inspected                                     |
| Condition  | 3- Fair                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>               |   |
| <b>Interior Storm Piping</b>                           | Does not exist                                |
| <b>Sewage/Waste/Vent Piping</b>                        | Inspected                                     |
| Condition  | 3- Fair                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Sewage Ejector Pump</b>                             | Does not exist                                |
| <b>Sump Pump</b>                                       | Does not exist                                |
| <b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b> | Does not exist                                |
| <b>FIXTURES</b>  |   |
| <b>Staff And Other</b>                                 | Inspected                                     |
| <b>Janitor Sink</b>                                    | Inspected                                     |
| Condition  | 3- Fair                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Lavatory/Sink</b>                                   | Inspected                                     |
| Condition  | 3- Fair                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Toilet</b>  | Inspected                                     |
| Condition  | 3- Fair                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Urinal</b>  | Does not exist                                |
| <b>Student</b>   | Inspected                                     |
| <b>Drinking Fountain</b>                               | Inspected                                     |
| Condition  | 3- Fair                                       |
| Deficiency   | No deficiencies recorded                      |
| <b>Lavatory/Sink</b>                                   | Inspected                                     |
| Condition  | 3- Fair                                       |

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| <b>Question</b>                           | <b>Response</b>          |
|---|--------------------------|
| <b>FIXTURES</b>                           |                          |
| <b>Student</b>                            |                          |
| <b>Lavatory/Sink</b>                      |                          |
| Deficiency                                | No deficiencies recorded |
| <b>Locker Room Shower</b>                 | Does not exist           |
| <b>Sink And Fountain Combo Unit</b>       | Does not exist           |
| <b>Toilet</b>                             | Inspected                |
| Condition                                 | 3- Fair                  |
| Deficiency                                | CLOGGED/LEAKING          |
| Deficiency Location/Instance              | Girls Toilet Room 11     |
| Deficiency Quantity                       | 1                        |
| Quantity Uom                              | EACH                     |
| Potential Action                          | MAINTENANCE              |
| Urgency of Action                         | PRIORITY 3               |
| Purpose of Action                         | LEVEL 2                  |
| Violations                                | No violations recorded   |
| <b>Urinal</b>                             | Inspected                |
| Condition                                 | 3- Fair                  |
| Deficiency                                | No deficiencies recorded |
| <b>GAS FIRED FURNACE</b>                  | Does not exist           |
| <b>GAS SERVICE</b>                        | Does not exist           |
| <b>HEATING</b>                            | Inspected                |
| <b>Heating Coil In Ductwork</b>           | Inspected                |
| Condition                                 | 2- Between Good and Fair |
| Deficiency                                | No deficiencies recorded |
| <b>Hydronic Heating</b>                   | Does not exist           |
| <b>Radiator/Convactor/Fin Tube</b>        | Inspected                |
| Condition                                 | 3- Fair                  |
| Deficiency                                | No deficiencies recorded |
| <b>Steam Heating</b>                      | Does not exist           |
| <b>Steam supplied by External Sources</b> | Does not exist           |
| <b>Unit Heater/Cabinet Heater</b>         | Does not exist           |
| <b>HEATING PLANT</b>                      | Does not exist           |
| <b>Enclosed IDF Room</b>                  | Does not exist           |
| <b>KITCHEN</b>                            | Does not exist           |
| <b>MDF Room</b>                           | Inspected                |
| Instance on Room 7                        | Inspected                |
| <b>Dedicated A/C Equipment</b>            |                          |
| Instance on Room 7                        | Inspected                |
| Instance Condition                        | 4- Between Fair and Poor |
| Deficiency                                | DOES NOT EXIST           |
| Deficiency Location/Instance              | Room 7                   |
| Deficiency Quantity                       | 1                        |
| Quantity Uom                              | EACH                     |
| Potential Action                          | INSTALL                  |
| Urgency of Action                         | PRIORITY 3               |
| Purpose of Action                         | LEVEL 2                  |
| Violations                                | No violations recorded   |
| <b>SCIENCE DEMO ROOM</b>                  | Does not exist           |
| <b>SCIENCE LAB</b>                        | Does not exist           |
| <b>SCIENCE PREP ROOM</b>                  | Does not exist           |
| <b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b> | Does not exist           |
| <b>SWIMMING POOL</b>                      | Does not exist           |

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| <b>Question</b>   | <b>Response</b>          |
|---|--------------------------|
| <b>VENTILATION</b>  | Inspected                |
| Is the building Mechanically ventilated?                          | Yes                      |
| <b>Exhaust Fan</b>  | Inspected                |
| Condition   | 3- Fair                  |
| Approximate Total # of Fans                                       | 1-25                     |
| Deficiency  | No deficiencies recorded |
| <b>Heating And Ventilating Unit</b>                               | Does not exist           |
| <b>Metal Ductwork</b>   | Inspected                |
| Condition   | 3- Fair                  |
| Are there any uninsulated ductwork by design in Mechanical rooms? | No                       |
| Are there chain operated dampers?                                 | No                       |
| Deficiency  | No deficiencies recorded |
| <b>Supply Fan</b>   | Does not exist           |
| <b>Unit Ventilator</b>  | Does not exist           |