

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

**Mechanical Inspection**

**X878**


**Asset: FANNIE LOU HAMER FREEDOM HS - BRONX, 1021 JENNINGS STREET, BRONX, NY, 10460**

Inspection Id	Inspection Type	Time In	Last Edited
565	MECHANICAL	2023-10-30 10:40AM	2024-05-02 02:27PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Kitchen - Hot Water Temperature Booster Years: 2023 Systems: Science Labs B3, 123, 210 - Hood Exhaust Fans Years: 2021 Systems: Fixtures - Drinking Fountains; Electric Pressure Booster System: Pre-Charged Tank Years: 2018 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2015 Systems: Domestic Hot Water System; DX Split System for Camera Room B21C Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Penthouse Fan Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Gymnasium, Corridors near by Rooms B8, B26, 208 (obstructed, 4)
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
Yes	Defective Sprinkler/Standpipe System	Fire Hose Cabinets are sealed/fastened with screws (9)	Hose Valve Assembly	Stairs "A", "B", "C"	Rodney Torrellas	Fireman	

**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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Lower Roof
Instance Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#2
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#4
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#5
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#3, #12
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	N/A
Deficiency	UP TO 20 TONS:DEFECTIVE EVAP FAN
Deficiency Location/Instance	Main Roof / #12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#11
Capacity/Size Quantity	5
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#9
Capacity/Size Quantity	4
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
EquipmentId	#8
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	#6, #14
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	4
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#7, #13, #15, #16
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Standard
EquipmentId	#10
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Refrigerant Piping</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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>	Inspected
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not exist
<b>Ash Hoist</b>	Does not exist
<b>Sidewalk Elevator</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>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Pump Room B26A
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Dayton
EquipmentId	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	3
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Sprinkler Room B8; Pump Room B26A
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	RPZ:DEFECTIVE
Deficiency Location/Instance	Pump Room B26A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Domestic Hot Water System</b>	Inspected

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<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>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Pump Room B26A
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Rheem / Ruud
EquipmentId	N/A
Capacity/Size Quantity	80
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	100
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<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>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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>	Inspected
<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	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room B11
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>Student</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Drinking Fountain</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms B14, 214, 216
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Does not exist
<b>Gas Pressure Booster</b>	Does not exist
<b>CO/Gas Leak Detection</b>	Does not exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Does not exist
<b>Steam Heating</b>	Does not exist
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room B26A, Corridor near Room B8, Basement Stairwells
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	Does not exist
<b>Enclosed IDF Room</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>CO Detector</b>	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
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
<b>MDF Room</b>	
	Inspected
Instance on Room 117	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 117	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 117
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3



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<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Inspected
Instance on Room 112	Inspected
Alternative Use	Yes
Instance on Rooms B3, 123, 210	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 112	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms B3, 123, 210	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 112	Not required
Instance on Rooms B3, 123, 210	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	
Instance on Room 112	Does not exist
Instance on Rooms B3, 123, 210	Does not exist
<b>Eye Wash</b>	
Instance on Room 112	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms B3, 123, 210	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 112	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms B3, 123, 210	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Room 112	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms B3, 123, 210	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	
Instance on Room 112	Does not exist
Instance on Rooms B3, 123, 210	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 112	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>SCIENCE LAB</b>	
<b>Laboratory Sink</b>	
Instance on Rooms B3, 123, 210	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 112	Does not exist
Instance on Rooms B3, 123, 210	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	
	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Sprinkler Room B8
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Fire Booster Pump Assembly</b>	
	Does not exist
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Gymnasium, Corridors near by Rooms B8, B26, 208 (obstructed, 4)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	
	Inspected
<b>Hose Valve Assembly</b>	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FIRE HOSE CABINET
Deficiency Location/Instance	Stairs A, B, C (Cabinets are locked with screws)
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	
	Does not exist

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<b>Question</b>	<b>Response</b>
<b>SWIMMING POOL</b>	Does not exist
<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	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/MISSING INSULATION
Deficiency Location/Instance	Roofs
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist