

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

**Mechanical Inspection**

**X879**


**Asset:** WINGS ACADEMY - BRONX, 1122 EAST 180 STREET, BRONX, NY, 10460

Inspection Id	Inspection Type	Time In	Last Edited
1198	MECHANICAL	2023-11-21 06:05PM	2024-05-13 02:32PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Gas Fired Domestic Water Heater Years: 2020 Systems: Kitchen - Hood Fire Suppression System Years: 2019 Systems: Unit Heater/Cabinet Heaters Years: 2015
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	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room 102 - Sprinkler Closet; Roof Stair "B" (painted, 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	Other	Defective (3)	Science Lab - Eye Wash	Rooms 127, 211, 222	James Cicchelli	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>	Does not exist
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	5
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	#2, #8, #9, #11, #16
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	#4, #6, #7
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
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	Trane
EquipmentId	#10
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
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	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	#3, #5
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
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	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	#14, #15
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation Year	Documented

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	#12, #13
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
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	Trane
EquipmentId	#1
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
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>	Does not exist
<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>	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>	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	Basement; Room 102 - Sprinkler Closet
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Kitchen Storage - Room Water Heater Room
Instance Condition	1- Good
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	2020
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>	
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Kitchen Service Area, Kitchen Storage Area
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
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

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Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<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	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
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	1st Floor Boy's & Girl's Toilet Rooms, 2nd Floor Boy's & Girls Toilet Rooms
Deficiency Quantity	4
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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<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>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Does not exist
<b>Enclosed IDF Room</b>	Does not exist
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/CLOGGED
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>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	Inspected
Instance on Room 208	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 208	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Inspected
Instance on Rooms 112, 227	Inspected
Alternative Use	Yes
Instance on Rooms 127, 211, 222	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Rooms 112, 227	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 127, 211, 222	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Rooms 112, 227	Not required
Instance on Rooms 127, 211, 222	Not required
<b>Emergency Shower</b>	
Instance on Rooms 112, 227	Does not exist
Instance on Rooms 127, 211, 222	Does not exist
<b>Eye Wash</b>	
Instance on Rooms 112, 227	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 127, 211, 222	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 127, 211, 222
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Rooms 112, 227	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 127, 211, 222	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Rooms 112, 227	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 127, 211, 222	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	

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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Fixed Laboratory Hood</b>	
Instance on Rooms 112, 227	Does not exist
Instance on Rooms 127, 211, 222	Does not exist
<b>Laboratory Sink</b>	
Instance on Rooms 112, 227	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 127, 211, 222	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Rooms 112, 227	Does not exist
Instance on Rooms 127, 211, 222	Does not exist
<b>SCIENCE PREP ROOM</b>	
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	
Does not exist	
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Inspected	
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 102 - Sprinkler Closet
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	Room 102 - Sprinkler Closet; Roof Stair "B" (painted, 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>	
Does not exist	
<b>Water Gong</b>	
Does not exist	
<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	



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<b>Question</b>	<b>Response</b>
<b>VENTILATION</b>	
<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