

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K054

School: P.S. 54 - BROOKLYN, 195 SANFORD STREET, BROOKLYN, NY, 11205

InspectionId	Inspection Type	Time In	Last Edited
1660104	MECHANICAL	2011-01-24 12:34PM	2011-03-10 06:20PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: MDF Room - A/C Equipment Years: 2005
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout (Forced air heating system controls only)
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Basement at Auditorium, Cafeteria and 2 House Blowers
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Throughout basement.
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	Basement at Auditorium, Cafeteria and 2 House Blowers
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	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
DOMESTIC COLD WATER SYSTEM	Inspected
Gravity System	Inspected
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Center penthouse of main roof.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room behind boilers in the basement.
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster System	Inspected
Electric Pressure Booster System	Does not exist
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Does not exist
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Inspected
Condition	3- Fair
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	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Raypak.
EquipmentId	N/A.
Capacity/Size	264 MBH input.
Installation Year	1990
Source of Installation Year	Estimated
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE

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DOMESTIC WATER SYSTEM	
DOMESTIC WATER DISTRIBUTION PIPING	
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,900
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement over house blowers #1 and #2 (North and South).
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
HOUSE TRAP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	700
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE / WASTE PIPING	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	467
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	Does not exist
SUMP PUMP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
VENT PIPING	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

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Question	Response
FIXTURES	
STAFF AND OTHER	
Janitor Sink	
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	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	3rd, 4th, and 5th floor hallways
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	First floor boys bathroom
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	First floor boys' bathroom.
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM VENT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS PRESSURE BOOSTER	Does not exist
HEATING	Inspected
BASEBOARD/FIN TUBE	Does not exist
HEATING COILS IN DUCTWORK	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement fresh air vaults
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	165
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (VALVE, VENT)
Deficiency Location/Instance	Various locations including rooms #408, 313, 210, 209, 319, 320, 450, and several stairways (Defective manual valves and leaking fittings)
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM HEATING	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement.
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected

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Question	Response
HEATING	
STEAM HEATING	
MER Steam and Condensate Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,000
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement fan room north side / Over house blower.
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	2- Between Good and Fair
Violations	No deficiencies recorded
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,000
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout
Deficiency Quantity	80
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Condition	Does not exist
UNIT HEATER/CABINET HEATER	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE CONTROLS

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Question	Response
HEATING	
UNIT HEATER/CABINET HEATER	
Deficiency Location/Instance	Room 101
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	10,396
Instance	MBH
Burner Type	Basement.
Heating Plant Oil Number	Dual Fuel (Gas / Oil)
	2
BOILER AUXILIARIES	
Instance on Basement.	Inspected
Boiler Auxiliary Piping	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement.	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Flue Exhaust	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair

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HEATING PLANT	
BOILER AUXILIARIES	
Boiler Safety Valve	
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	Boiler room.
Instance Condition	2- Between Good and Fair
Instance Quantity	5,198
Instance Quantity Uom	MBH
Manufacturer	A. L. Eastmond & Sons.
EquipmentId	9300-1.
Capacity/Size	5198 MBH (Net).
Installation Year	1997
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler room.
Instance Condition	2- Between Good and Fair
Instance Quantity	5,198
Instance Quantity Uom	MBH
Manufacturer	A. L. Eastmond & Sons.
EquipmentId	9300-2.
Capacity/Size	5198 MBH (Net).
Installation Year	1997
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FUEL SYSTEMS	
Instance on Basement.	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Fuel Oil Storage/Supply System	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	Inspected
Instance	Room # 456.
A/C EQUIPMENT	
Instance on Room # 456.	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room # 456.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room # 456.	Does not exist
KITCHEN	Inspected
Instance	1st Floor
CO DETECTOR	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS SYSTEM	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	

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Question	Response
KITCHEN	
HOOD EXHAUST FAN	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st Floor	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st Floor	Does not exist
KITCHEN SINK	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF ROOM	Inspected
Instance	Room # 255.
A/C EQUIPMENT	
Instance on Room # 255.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room # 255.	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
DELUGE VALVE	Does not exist
FIRE BOOSTER PUMP ASSEMBLY	Does not exist
ROOF TANK	Does not exist
SIAMESE CONNECTION	Does not exist
SPRINKLER ALARM VALVE ASSEMBLY	Does not exist
SPRINKLER HEAD	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Does not exist
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof Center Bulkhead and Lower Roof Bulkhead
Deficiency Quantity	4
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
Condition	3- Fair
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Boiler room (defective/damaged insulation).

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Question	Response
VENTILATION	
METAL DUCTWORK	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Roof Bulkhead at Toilet Exhaust 3C
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SUPPLY FAN	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Basement / Auditorium Blower
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement / House Blowers
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
UNIT VENTILATOR	Does not exist