

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

School: **P.S. 124 - BROOKLYN, 515 4TH AVENUE, BROOKLYN, NY, 11215**

InspectionId	Inspection Type	Time In	Last Edited
1261049	MECHANICAL	2009-01-29 08:43PM	2009-05-04 01:17PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: DX split system for MDF room Years: 2007

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Piping	Does not exist
Condenser Water Pump	Does not exist
Cooling Coils in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 102, 104 and 204 (units drain water to rooms, incorrect pitch)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 203 and 208
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Does not exist
DDC Computer	Does not exist

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
CLIMATE CONTROL SYSTEM	
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room (relay)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Thermostat	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various locations
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Zone Valve	Does not exist
Terminal Unit Thermostatic Valve	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various locations
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiters	Does not exist
Elevators	Does not exist
Escalators	Does not exist
Non-auditorium Handicap Lift	Does not exist
Sidewalk / Ash Hoist	Inspected
Condition	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Basement multi-purpose room closet
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REMOVE
Urgency of Action	PRIORITY 2

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
CONVEYING	
Sidewalk / Ash Hoist	
Purpose of Action	LEVEL 1
Violations	No violations recorded
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	
	Does not exist
Pressure Booster System	
	Does not exist
Water Service	
Service Piping (Water Main)	
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	
Domestic Hot Water Circulating Pump	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
	Does not exist
Gas Fired Domestic Water Heater	
Instance	Basement boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI.
EquipmentId	N/A
Capacity/Size	199 MBH, 225 GAL.
Installation Year	1997
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement multi-purpose room from water main to drinking fountain (corroded inside)
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
House Trap	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	
	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Floor Drain	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	
	Does not exist
Sewage / Waste Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	333
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	LEAKS
Deficiency Location/Instance	Cafeteria by kitchen door
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sump Pump	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vent Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	166
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
EMERGENCY GENERATOR	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Boiler Room - Eye Wash	
	Does not exist
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

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
FIXTURES	
Student	
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	3rd floor corridor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
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	Inspected
Instance	Basement.
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Hermatic .
EquipmentId	N/A.
Capacity/Size	16000 SCFH
Installation Year	1997
Deficiency	No deficiencies recorded
HEATING	Inspected
Baseboard/Fin Tube	Does not exist
Heating Coils In Ductwork	Does not exist
Hydronic Heating	Does not exist
Radiator / Convectector	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	90

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
HEATING	
Radiator / Convactor	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement boys bathroom
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	
	Does not exist
Steam Condensate Return Piping	
	Inspected
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	LEAKS
Deficiency Location/Instance	Basement stair case A
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
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
Terminal Unit Thermostatic Trap	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
	Does not exist
Terminal Fan Coil Unit	
	Does not exist
Unit Heater/Cabinet Heater	
	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
HEATING	
Unit Heater/Cabinet Heater	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement stair cases, cafeteria and multi-purpose room
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Basement cafeteria and multi-purpose room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Replacement Quantity	3,120
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Header Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Inspected
Double Check Valves	Does not exist
RPZ	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	Does not exist
Boiler Room Steam And Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner Control Panel	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	Inspected
Coal-fired Boiler	Does not exist
Hot Water Boiler	Does not exist
Modular Boiler	Does not exist
Steam Boiler	Inspected
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	1,560
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	8087-01
Capacity/Size	1560 MBH Net
Installation Year	1997
Deficiency	No deficiencies recorded
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	1,560
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	8087-02
Capacity/Size	1560 MBH Net
Installation Year	1997
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
HEATING PLANT	
Fuel Systems	
CO/Gas Leak Detection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	Basement
CO Detector	
Instance on Basement	Does not exist
CO/Gas Leak Detector	
Instance on Basement	Does not exist
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	3- 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	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K124

Question	Response
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen exterior wall
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist