Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Asset: P.S. 188 ANNEX - QUEENS, 216-15 PECK AVENU	101K, 1130		T
Inspection Id Inspection Type		Time In	Last Edited
ME : Q858 Mechanical		2023-11-01 12:09 PM	2023-11-14 9:46 A
sset Data			
Question	Answer		
Are there fuel tanks?	Yes		
Total # of above ground tanks	1		
Total capacity of all above ground tanks in gal. Total # of below ground tanks	3,000 0		
Total capacity of all below ground tanks in gal.	0		
Total # of water main service entries to the asset	1		
MERs/Fan Rooms Locations	None		
Are there any spaces with Missing or Defective CO Detectors?	No		
Are there any Emergency Stop Switches with Missing Hammers?	No		
Are there any Painted/Obstructed Sprinkler Heads?	No		
Have any Systems/Major Building Components been upgraded?	Yes		
	Systems:	Boiler Make-up Water Backflow	Preventer
	Years:	2020	
	Systems:	Gas Fired Domestic Water Heate	er
	Years:	2019	
	Systems:	Steam Boiler; Burner/Burner Co Valves; Gas Trains and Vent At	
	Years:	2014	
ority Condition			
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Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

estion	Response	
CLIMATE CONTROL SYSTEM		
Electric System		
Violations	No violations recorded.	
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE	
Deficiency Location/Instance	Basement	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
COMPACTOR	Does not Exist	
CONVEYING	Does not Exist	
DOMESTIC WATER SYSTEM	Inspected	
Domestic Cold Water System	Inspected	
Gravity System	Does not Exist	
Pressure Booster System	Does not Exist	
Water Service	Inspected	
Instance	Room B4-A	
Instance Condition	3 - Fair	
Instance Quantity	1	
Instance Quantity Uom	EACH	
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DI	EVIC
Deficiency Location/Instance	Room B4-A	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	INSTALL	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
Domestic Hot Water System	Inspected	
Domestic Hot Water Remote Storage Tank	Does not Exist	
Domestic Water Heat Exchanger	Does not Exist	
Electric Domestic Water Heater	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Heat Pump Domestic Water Heater	Does not Exist	
Gas Fired Domestic Water Heater	Inspected	
Instance	Boiler Room	
Instance Condition	1 - Good	
Instance Quantity	1	
Instance Quantity Uom	EACH	
Instance Manufacturer	A.O. Smith	
Equipment	N/A	
Capacity/Size Quantity	400	
Capacity/Size Quantity Capacity/Size UOM	MBH Input	

Duestion	Response	
DOMESTIC WATER SYSTEM	response	
Domestic Hot Water System		
Gas Fired Domestic Water Heater		
Capacity/Size2 Quantity	50	
Capacity/Size2 UOM	Gallons	
Source of Capacity/Size	Documented	
Installation Year	2019	
Source of Installation	Documented	
Deficiency	No deficiencies recorded	
Oil Fired Domestic Water Heater	Does not Exist	
Domestic Water Distribution Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected	
Interior Storm Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Sewage/Waste/Vent Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Sewage Ejector Pump	Does not Exist	
Sump Pump	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	
Deficiency	No deficiencies recorded	
Lavatory/Sink	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Toilet Condition	Inspected 3 - Fair	
Deficiency	No deficiencies recorded	
Urinal	Does not Exist	
Student	Inspected	
Drinking Fountain Condition	Inspected 2 - Between Good and Fair	
Deficiency	2 - Between Good and Fair No deficiencies recorded	
Lavatory/Sink	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Locker Room Shower	Does not Exist	
Sink And Fountain Combo Unit	Does not Exist	
Toilet	Inspected	
Condition	2 - Between Good and Fair	
	Z - Berween Good and Fair	

uestion	Response	
FIXTURES	Inspected	
Student		
Urinal	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
GAS FIRED FURNACE	Does not Exist	
GAS SERVICE	Inspected	
Gas Distribution Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Gas Meter Room Exhaust Fan	Does not Exist	
Gas Meter Room Vent	Does not Exist	
Gas Pressure Booster	Does not Exist	
CO/Gas Leak Detection	Does not Exist	
HEATING	Inspected	
Heating Coil In Ductwork	Does not Exist	
Hydronic Heating	Does not Exist	
Radiator/Convector/Fin Tube	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Steam Heating	Inspected	
F&T/Steam Drip Trap	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
MER Steam and Condensate Piping	Does not Exist	
Steam Condensate Return Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Steam Condensate Return Pumping System	Inspected	
Condition	3 - Fair	
Deficiency	DEFECTIVE	
Deficiency Location/Instance	Boiler Room (Pump 1 of 2)	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
Steam Piping	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Terminal Unit Thermostatic Trap	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Steam supplied by External Sources	Does not Exist	
Unit Heater/Cabinet Heater	Inspected	
Condition	3 - Fair	

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Mechanical Inspection

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anical Inspection		Q85
stion	Response	
EATING PLANT	Inspected	
Replacement Quantity	1,097	
Replacement Uom	MBH Net	
Instance on Sub-Basement	Inspected	
Burner Type	Dual Fuel (Gas/Oil)	
Heating Plant Oil Number Is there a water meter on the boiler make-up water piping?	2 No	
Burner Exists?	Yes	
Burner Manufacturer	Power Flame	
Burner Model Number	WCR-GO-15	
Boiler Auxiliaries	Inspected	
Instance on Sub-Basement	Inspected	
Boiler Auxiliary Piping		
Instance on Sub-Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Boiler Emergency Stop Switch		
Instance on Sub-Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Boiler Feedwater System		
Instance on Sub-Basement	Does not Exist	
Boiler Feedwater Treatment(Automatic)		
Instance on Sub-Basement	Does not Exist	
Boiler Flue Exhaust		
Instance on Sub-Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Boiler Make-up Water Backflow Preventer		
Instance on Sub-Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Boiler Room Steam And Condensate Piping		
Instance on Sub-Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Boiler Safety Valve		
Instance on Sub-Basement	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Boiler System	Inspected	
Instance on Sub-Basement	Inspected	
Coal-fired Boiler		
Instance on Sub-Basement	Does not Exist	
Hot Water Boiler		
Instance on Sub-Basement	Does not Exist	
Modular Boiler	DOUS NOT EAST	
	Door not Eviat	
Instance on Sub-Basement	Does not Exist	
Steam Boiler		
Instance on Sub-Basement	Inspected	
Instance	Boiler Room	

	n	
uestion	Response	
HEATING PLANT		
Boiler System		
Steam Boiler		
Instance Condition	2 - Between Good and Fair	
Instance Quantity	1,097	
Instance Quantity Uom	MBH Net	
Cast Iron Boiler?	Yes	
Instance Manufacturer	Weil-McLain	
Equipment	109246-1	
Capacity/Size Quantity	1,413	
Capacity/Size UOM	MBH Gross	
Source of Capacity/Size	Documented	
Installation Year	2014	
Source of Installation	Documented	
Deficiency	No deficiencies recorded	
Fuel System	Inspected	
Instance on Sub-Basement	Inspected	
Boiler Fresh Air Louver/Damper		
Do Boiler Combustion Air Louvers exist?	Yes	
Туре	Automatic	
Instance on Sub-Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Burner/Burner Control Panel		
Instance on Sub-Basement	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Fuel Oil Storage/Supply System		
Instance on Sub-Basement	Inspected	
Condition	3 - Fair	
Deficiency	No deficiencies recorded	
Gas Trains And Vent At The Boiler		
Instance on Sub-Basement	Inspected	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Enclosed IDF Room	Does not Exist	
KITCHEN	Inspected	
Instance on Basement	Inspected	
CO Detector	Not Required	
Instance on Basement	Not Required	
Gas System	Does not Exist	
Instance on Basement	Does not Exist	
Grease Trap	Inspected	
Instance on Basement	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Hood	Does not Exist	
Instance on Basement	Does not Exist	
Hood Exhaust Ductwork	Does not Exist	

uestion	Response	
KITCHEN	*	
Hood Exhaust Fan	Does not Exist	
Instance on Basement	Does not Exist	
Hood Fire Suppression System	Does not Exist	
Instance on Basement	Does not Exist	
Hot Water Temperature Booster	Does not Exist	
Instance on Basement	Does not Exist	
Kitchen Sink	Inspected	
Instance on Basement	Inspected	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
MDF Room	Inspected	
Instance on B7	Inspected	
Dedicated A/C Equipment	Inspected	
Instance on B7	Inspected	
Condition	4 - Between Fair and Poor	
Deficiency	DOES NOT EXIST	
Deficiency Location/Instance	Room B7	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	INSTALL	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
SCIENCE DEMO ROOM	Does not Exist	
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	
Is the building mechanically ventilated?	Yes	
Exhaust Fan	Inspected	
Approximate Total # of Fans	1-25	
Condition	2 - Between Good and Fair	
Deficiency	No deficiencies recorded	
Heating And Ventilating Unit	Inspected	
Condition	4 - Between Fair and Poor	
Deficiency	DEFECTIVE CONTROLS	
Deficiency Location/Instance	Roof above Boiler Room	
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	MAINTENANCE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
Deficiency	DEFECTIVE HEATING COIL	
Deficiency Location/Instance	Roof above Boiler Room	

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Mechanical Inspection

nanical Inspection		Q858
estion	Response	
TENTILATION		
Heating And Ventilating Unit		
Deficiency Quantity	1	
Quantity Uom	EACH	
Potential Action	REPLACE	
Urgency of Action	PRIORITY 3	
Purpose of Action	LEVEL 2	
Deficiency Photo1	No photo recorded	
Violations	No violations recorded.	
Metal Ductwork	Inspected	
Are there any uninsulated ductwork by design in Mechanical Rooms? Are there chain operated dampers?	No No	
Condition	1 - Good	
Deficiency	No deficiencies recorded	
Supply Fan	Does not Exist	
Unit Ventilator	Does not Exist	