

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q075

Asset: P.S. 75 (R PEARY SCHOOL)-QUEENS, 16-66 HANCOCK STREET, New York, 11385

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| ME : Q075 | Mechanical | 2018-12-17 8:15 AM | 2018-12-26 5:29 PM |

Asset Data

| Question | Answer |
|--|--|
| Are there fuel tanks? | No |
| Total # of water main service entries to the asset | 3 |
| MERs/Fan Rooms Locations | MER B15 |
| Are there any spaces with Missing or Defective CO Detectors? | Yes |
| Location(s) | Kitchen |
| Are there any Emergency Stop Switches with Missing Hammers? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | Yes |
| Location(s) | Rooms B17, B18, B19, 108, 106 |
| Have any Systems/Major Building Components been upgraded? | Yes |
| | Systems: Climate Control System; Domestic Hot Water System; Sump Pumps; Gas Piping (85%); Gas Meter Room Exhaust Fan; Gas Meter Room Vent; CO/Gas Leak Detection; Unit Heater/Cabinet Heaters; Heating Plant |
| | Years: 2017 |
| | Systems: F&T/Steam Drip Traps; Steam Condensate Return Pumping System; Terminal Unit Thermostatic Traps |
| | Years: 2016 |
| | Systems: MDF Room - Dedicated A/C Equipment (DX Split System) |
| | Years: 2012 |
| | Systems: Heating Coils In Ductwork |
| | Years: 2008 |

Priority Condition

| Priority Condition Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Status | PhotoImage |
|-------------------------------------|-------------------|-----------------------|--------------------|----------------------|--------------------|-----------------|--------|------------|
| No condition recorded | | | | | | | | |

Inspection

| Question | Response |
|---|---|
| Mechanical | |
| AIR CONDITIONING | Does not Exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not Exist |
| Pneumatic System | Inspected |
| Instance | Throughout |
| Instance Condition | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | DEFECTIVE LOCAL CONTROL PANEL |
| Deficiency Location/Instance | MER B15 / Gymnasium and Locker Supply 11, Assembly and Lunch Room Supply 14 |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |

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| Question | Response |
|--|--|
| CLIMATE CONTROL SYSTEM | |
| Pneumatic System | |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Hybrid System | Does not Exist |
| Electric System | Does not Exist |
| COMPACTOR | Inspected |
| Condition | 3 - Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Room B18 |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| CONVEYING | Inspected |
| Dumbwaiter | Does not Exist |
| Elevator | Inspected |
| Are all the existing elevators operable? | Yes |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Escalator | Does not Exist |
| Non-auditorium Handicap Lift - Vertical | Does not Exist |
| Non-auditorium Handicap Lift - Stair | Does not Exist |
| Ash Hoist | Does not Exist |
| Sidewalk Elevator | 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 | Crawlspace in Basement |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Crawlspace in Basement |
| 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. |

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| Question | Response |
|---|--|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Water Service | |
| Instance | Room B8 |
| Instance Condition | 3 - Fair |
| Instance Quantity | 2 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Room B8 |
| Deficiency Quantity | 2 |
| 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 | |
| | Inspected |
| Condition | 1 - Good |
| 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 | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | Lochinvar |
| Equipment | N/A |
| Capacity/Size Quantity | 250 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 0 |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2017 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | |
| | Does not Exist |
| Domestic Water Distribution Piping | |
| | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Room 111 |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |

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| Question | Response |
|--|---|
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Interior Storm Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Sewage Ejector Pump | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sump Pump | Inspected |
| Condition | 1 - Good |
| 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 | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Women's Toilet Room 201 |
| 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. |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Does not Exist |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Student's Toilet Room inside Therapy Room, Boy's Toilet Rooms 115, 127, 317, Girl's Toilet Rooms 125, 215 |
| Deficiency Quantity | 6 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |

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| Question | Response |
|-------------------------------------|-----------------------------|
| FIXTURES | |
| Student | |
| Lavatory/Sink | Inspected |
| Violations | No violations recorded. |
| Locker Room Shower | Inspected |
| Instance on 1st Floor | Inaccessible |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Sink And Fountain Combo Unit | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE FLUSHOMETER VALVE |
| Deficiency Location/Instance | Girl's Toilet Room 125 |
| 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 | CRACKED/PHYSICAL DAMAGE |
| Deficiency Location/Instance | Boy's Toilet Room 317 |
| 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. |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | Inspected |
| Gas Distribution Piping | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Exhaust Fan | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Vent | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Does not Exist |
| CO/Gas Leak Detection | Inspected |
| Instance | Boiler Room, Gas Meter Room |
| Instance Condition | 1 - Good |

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|---|--------------------------|
| GAS SERVICE | |
| CO/Gas Leak Detection | |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2017 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| HEATING | |
| Heating Coil In Ductwork | |
| Condition | Inspected |
| Deficiency | 1 - Good |
| Deficiency | No deficiencies recorded |
| Hydronic Heating | |
| Condition | Does not Exist |
| Radiator/Convactor/Fin Tube | |
| Condition | Inspected |
| Deficiency | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Heating | |
| F&T/Steam Drip Trap | |
| Condition | Inspected |
| Deficiency | 1 - Good |
| Deficiency | No deficiencies recorded |
| MER Steam and Condensate Piping | |
| Condition | Inspected |
| Deficiency | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Piping | |
| Condition | Inspected |
| Deficiency | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | |
| Condition | Inspected |
| Deficiency | 1 - Good |
| Deficiency | No deficiencies recorded |
| Steam Piping | |
| Condition | Inspected |
| Deficiency | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Terminal Unit Thermostatic Trap | |
| Condition | Inspected |
| Deficiency | 1 - Good |
| Deficiency | No deficiencies recorded |
| Steam supplied by External Sources | |
| Condition | Does not Exist |
| Unit Heater/Cabinet Heater | |
| Condition | Inspected |
| Deficiency | 1 - Good |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | |
| Replacement Quantity | Inspected |
| Replacement Uom | 5,854 |
| Instance on Basement | MBH Net |
| Burner Type | Inspected |
| Heating Plant Oil Number | Gas |
| | N/A |
| Boiler Auxiliaries | |
| Instance on Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |

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|--|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Flue Exhaust | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| 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 | 1 - Good |
| Instance Quantity | 2,927 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Burnham |
| Equipment | 40000059324-0001 |
| Capacity/Size Quantity | 4,713 |
| Capacity/Size UOM | MBH Input |
| Source of Capacity/Size | Documented |
| Installation Year | 2017 |

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| Question | Response |
|--|---------------------------|
| HEATING PLANT | |
| Boiler System | |
| Steam Boiler | |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 1 - Good |
| Instance Quantity | 2,927 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Burnham |
| Equipment | 40000059324-0002 |
| Capacity/Size Quantity | 4,713 |
| Capacity/Size UOM | MBH Input |
| Source of Capacity/Size | Documented |
| Installation Year | 2017 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Fuel System | Inspected |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Does not Exist |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Enclosed IDF Room | Does not Exist |
| KITCHEN | |
| Instance on 1st Floor | Inspected |
| CO Detector | |
| Instance on 1st Floor | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DEFECTIVE/MISSING |
| Deficiency Location/Instance | Kitchen |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo | No photo recorded |
| Violations | No violations recorded. |
| Gas System | |
| Instance on 1st Floor | Inspected |

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| Question | Response |
|---|-------------------------------|
| KITCHEN | |
| Gas System | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Grease Trap | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Hood | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Hot Water Temperature Booster | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Kitchen Sink | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room B17 - Closet | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Room B17 - Closet | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SCIENCE DEMO ROOM | Does not Exist |
| SCIENCE LAB | Does not Exist |
| SCIENCE PREP ROOM | Inspected |
| Instance on Room 207A | Inaccessible |
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | Inspected |
| Dry Sprinkler Alarm Valve Assembly | Does not Exist |
| Wet Sprinkler Alarm Valve Assembly | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Fire Booster Pump Assembly | Does not Exist |
| Roof Tank | Does not Exist |
| Siamese Connection | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Head | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Rooms B17, B18, B19, 106, 108 |

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| Question | Response |
|---|---------------------------|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| Sprinkler Head | |
| Deficiency Quantity | 15 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Sprinkler Piping | |
| Condition | Inspected |
| Deficiency | 2 - Between Good and Fair |
| Standpipe System | |
| Condition | Inspected |
| Deficiency | No deficiencies recorded |
| Hose Valve Assembly | |
| Condition | Inspected |
| Deficiency | 3 - Fair |
| Piping | |
| Condition | Inspected |
| Deficiency | 2 - Between Good and Fair |
| Water Gong | |
| Condition | Does not Exist |
| SWIMMING POOL | |
| Condition | Does not Exist |
| VENTILATION | |
| Exhaust Fan | |
| Approximate Total # of Fans | Inspected |
| Condition | 1-25 |
| Deficiency | 3 - Fair |
| Deficiency Location/Instance | DEFECTIVE MOTOR |
| Deficiency Quantity | Roof / EF-4 |
| Quantity Uom | 1 |
| Potential Action | EACH |
| Urgency of Action | REPLACE |
| Purpose of Action | PRIORITY 3 |
| Deficiency Photo1 | LEVEL 2 |
| Violations | No photo recorded |
| Heating And Ventilating Unit | |
| Condition | No violations recorded. |
| Deficiency | Inspected |
| Deficiency | 3 - Fair |
| Metal Ductwork | |
| Condition | Inspected |
| Deficiency | 3 - Fair |
| Supply Fan | |
| Approximate Total # of Fans | Inspected |
| Condition | 1-5 |
| Deficiency | 3 - Fair |
| Unit Ventilator | |
| Condition | No deficiencies recorded |
| Deficiency | Does not Exist |