

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

Q197

Asset: P.S. 197 - QUEENS, 825 HICKSVILLE ROAD, New York, 11691

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q197	Mechanical	2018-01-12 9:11 AM	2018-01-19 11:55 AM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15000
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	Auditorium MER, Fan Room 316
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 Feedwater Treatment (Automatic); Boiler Safety Valves; Climate Control System - Refrigerated Air Dryer, Temperature Control Thermostats; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2017
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2014
	Systems: Science Lab 217
	Years: 2013

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	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Room 324
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Violations	No violations recorded.
Hybrid System	Does not Exist
Electric System	Does not Exist
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	Crawlspace adjacent to Exit 4
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Crawlspace adjacent to Exit 4
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.
Instance	Room B3
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE CURB VALVE
Deficiency Location/Instance	Building Exterior West
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.
Deficiency	WATER MAIN: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Room B3
Deficiency Quantity	2
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.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Location/Instance	Room B3
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	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	625
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1987
Source of Installation	Documented
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
Deficiency Location/Instance	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	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	
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	Men's Toilet Room 325
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Girl's Toilet Room 314
Deficiency Quantity	1

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	
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.
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	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 210
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not Exist
Gas Meter Room Vent	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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/Convactor/Fin Tube	
	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Corridor adjacent to Gymnasium, Exit 5, Rooms 208, 218
Deficiency Quantity	4

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
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.
Steam Heating	Inspected
F&T/Steam Drip Trap	
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Piping	
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Corridor adjacent to Room 304, Room 324
Deficiency Quantity	20
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.
Terminal Unit Thermostatic Trap	
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	8,100
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Deficiency	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room / Boiler #1, #2
Deficiency Quantity	2
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.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not Exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
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	3 - Fair
Instance Quantity	4,050
Instance Quantity Uom	MBH Net

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Manufacturer	National U.S. Radiator Corp.
Equipment	50758-01
Capacity/Size Quantity	4,050
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1963
Source of Installation	Documented
Deficiency	DAMAGED/MISSING INSULATION
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	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,050
Instance Quantity Uom	MBH Net
Instance Manufacturer	National U.S. Radiator Corp.
Equipment	50758-02
Capacity/Size Quantity	4,050
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1963
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	Inspected

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Question	Response
HEATING PLANT	
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not Exist
Enclosed IDF Room	
Instance on Room 125	Inspected
Dedicated A/C Equipment	
Instance on Room 125	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 125
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.
KITCHEN	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Inspected

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 205A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 205A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 217	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 217	Does not Exist
CO Detector	Not Required
Instance on Room 217	Not Required
Emergency Shower	Does not Exist
Instance on Room 217	Does not Exist
Eye Wash	Inspected
Instance on Room 217	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 217	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 217	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 217	Does not Exist
Laboratory Sink	Inspected
Instance on Room 217	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist

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Question	Response
SCIENCE LAB	Inspected
Make-up Air Unit	Does not Exist
Instance on Room 217	Does not Exist
SCIENCE PREP ROOM	Does not Exist
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	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	2 - Between Good and 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
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Auditorium MER / Gymnasium Blower (internal volume damper)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VOLUME DAMPER
Deficiency Location/Instance	Auditorium MER
Deficiency Quantity	2
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.
Supply Fan	Does not Exist

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Question	Response
VENTILATION	
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Cafeteria, Teacher's Cafeteria, Kitchen
Deficiency Quantity	6
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.