

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q381

Asset: PRE-K CENTER @ 168-42 JAMAICA AVENUE - QUEENS, 168-42 JAMAICA AVENUE,
 New York, 11432

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q381	Mechanical	2019-01-30 12:36 PM	2019-01-30 3:08 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	0
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?	No

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	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil 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
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Daikin
Equipment	N/A
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q381

Question	Response
AIR CONDITIONING	
Refrigerant Piping	
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric 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 TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Main Office, Rooms 104, 119
Deficiency Quantity	3
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	Does not Exist
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	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	75
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	74
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded

**NYC Department of Education
Building Condition Assessment Survey 2018 - 2019**

Mechanical Inspection

Q381

Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Hot Water System	Inspected
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sump Pump	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
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	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q381

Question	Response
GAS SERVICE	
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Inaccessible
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1 - Good
Deficiency	PUMP: DEFECTIVE MOTOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
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.
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Does not Exist
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Quantity	452
Replacement Uom	MBH Net
Instance on 1st Floor	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	Inspected
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q381

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 1st Floor	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Does not Exist
Boiler Flue Exhaust	
Instance on 1st Floor	Does not Exist
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Does not Exist
Boiler Safety Valve	
Instance on 1st Floor	Does not Exist
Boiler System	
Instance on 1st Floor	Inspected
Coal-fired Boiler	
Instance on 1st Floor	Does not Exist
Hot Water Boiler	
Instance on 1st Floor	Does not Exist
Modular Boiler	
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	226
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	166730-01
Capacity/Size Quantity	226
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	226
Instance Quantity Uom	MBH Net
Instance Manufacturer	Viessmann
Equipment	166730-02
Capacity/Size Quantity	226
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2015

**NYC Department of Education
Building Condition Assessment Survey 2018 - 2019**

Mechanical Inspection

Q381

Question	Response
HEATING PLANT	
Boiler System	Inspected
Modular Boiler	
Source of Installation	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 1st Floor	Does not Exist
Fuel System	Inspected
Instance on 1st Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 1st Floor	Does not Exist
Fuel Oil Storage/Supply System	
Instance on 1st Floor	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on 1st Floor	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Not Required
Instance on 1st Floor	Not Required
Gas System	Does not Exist
Instance on 1st Floor	Does not Exist
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on 1st Floor	Does not Exist
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	1 - Good
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 117	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 117	Inspected
Condition	1 - Good

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

Q381

Question	Response
MDF Room	Inspected
Dedicated A/C Equipment	
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	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	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1 - Good
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	1 - Good
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist