

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

Mechanical Inspection

Q462

**Asset: FLUSHING MEMORIAL AF - QUEENS, 27-01 149 STREET, New York, 11354**

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q462	Mechanical	2017-12-19 11:14 AM	2017-12-20 4:22 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	N/A
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
Yes	Defective Boiler Safety Auxiliary	Defective Water Column	HEATING PLANT   Boiler System   Steam Boiler	Boiler Room	Jerry Brady	Field Man	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Building 1 - Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Building 1 - Gas Meter Room
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	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
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.
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Building 1 - H/V Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	670
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1971
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Building 1 - H/V 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.
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
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.
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
	Does not Exist
<b>Sump Pump</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE CONTROLS
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.
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Does not Exist
<b>FIXTURES</b>	
	Inspected
<b>Staff And Other</b>	
	Inspected
<b>Janitor Sink</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Deficiency Location/Instance	Girl's Toilet Room, Boy's Toilet 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.
<b>Locker Room Shower</b>	
	Inspected
Instance on Building 1 - Boy's	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Instance on Building 2 - Girl's	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
<b>Sink And Fountain Combo Unit</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
	Does not Exist
<b>Gas Meter Room Vent</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
	Does not Exist
<b>CO/Gas Leak Detection</b>	
	Does not Exist
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
	Does not Exist
<b>Hydronic Heating</b>	
	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room
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.
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Does not Exist
<b>HEATING PLANT</b>	
Replacement Quantity	1,043
Replacement Uom	MBH Net
Instance on Building 2 - Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	Inspected
Instance on Building 2 - Basement	Inspected
<b>Boiler Auxiliary Piping</b>	Inspected
Instance on Building 2 - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	Inspected
Instance on Building 2 - Basement	Does not Exist
<b>Boiler Feedwater System</b>	Inspected
Instance on Building 2 - Basement	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	Inspected
Instance on Building 2 - Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	Inspected
Instance on Building 2 - Basement	Inspected

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Flue Exhaust</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Building 2 - Basement	Does not Exist
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Building 2 - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Building 2 - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Building 2 - Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Building 2 - Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Building 2 - Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Building 2 - Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Building 2 - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,043
Instance Quantity Uom	MBH Net
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	60435-01
Capacity/Size Quantity	1,043
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1971
Source of Installation	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Building 1 - H/V Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	
Instance on Building 2 - Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Building 2 - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Building 2 - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Building 2 - Basement	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Building 2 - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
	Does not Exist
<b>MDF Room</b>	
	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Does not Exist
<b>VENTILATION</b>	
<b>Exhaust Fan</b>	
Approximate Total # of Fans	Inspected
Condition	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Building 1 Roof
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.
<b>Heating And Ventilating Unit</b>	
	Does not Exist
<b>Metal Ductwork</b>	
Condition	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Building 1 - H/V Room / Gas Fired Furnace
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist