

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

Mechanical Inspection

Q799

Asset: CAMBRIA HEIGHTS ACADEMY - QUEENS, 188-04 91ST AVENUE, New York, 11423

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q799	Mechanical	2018-11-08 11:24 AM	2018-11-08 6:59 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	Basement MER 017
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Lab Rooms 303, 305, Science Prep Room 305A
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: Heating Plant; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2016
	Systems: DX Split Systems; Electric Pressure Booster System; Water Service; Electric Domestic Water Heater; Fixtures - Lavatory/Sinks, Toilets, Student: Drinking Fountains (50%), Urinals; Gas Service; Steam Condensate Return Pumping System; Kitchen; Science Labs; Science Prep Room; Ventilation
	Years: 2015
	Systems: Terminal Unit Thermostatic Traps
	Years: 2013
	Systems: Climate Control System: Electric
	Years: 2011

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	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good

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Question	Response
AIR CONDITIONING	
Refrigerant Piping	
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	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Inspected
Condition	2 - Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement
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	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Water Meter Room 001
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	Inspected
Instance	Water Meter Room 001
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	250
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
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.
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	
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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
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	3 - Fair
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 314
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.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
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	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
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	
	Does not Exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	1,766
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	

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Question	Response
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	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not Exist
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	Basement
Instance Condition	1 - Good
Instance Quantity	1,766
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	72805-01
Capacity/Size Quantity	1,766
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Instance on Basement	Inspected

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Question	Response
HEATING PLANT	
Fuel System	
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 Basement	Inspected
CO Detector	
Instance on Basement	Not Required
Gas System	
Instance on Basement	Does not Exist
Grease Trap	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Does not Exist
Hood Exhaust Ductwork	
Instance on Basement	Does not Exist
Hood Exhaust Fan	
Instance on Basement	Does not Exist
Hood Fire Suppression System	
Instance on Basement	Does not Exist
Hot Water Temperature Booster	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room next to Room 309	Inspected
Dedicated A/C Equipment	
Instance on Room next to Room 309	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not Exist

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Question	Response
SCIENCE LAB	Inspected
Instance on Room 303	Inspected
Alternative use	No
Instance on Room 305	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 303	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 305	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 305
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.
Instance on Room 303	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 303
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.
Emergency Shower	Does not Exist
Instance on Room 305	Does not Exist
Instance on Room 303	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 303	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 305	Does not Exist
Instance on Room 303	Inspected

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Question	Response
SCIENCE LAB	
Hood Exhaust Ductwork	Does not Exist
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Does not Exist
Instance on Room 305	Does not Exist
Instance on Room 303	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Does not Exist
Instance on Room 305	Does not Exist
Instance on Room 303	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 303	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 305	Does not Exist
Instance on Room 303	Does not Exist
SCIENCE PREP ROOM	
	Inspected
Instance on Room 305A	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 305A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 305
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.
Emergency Shower	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good

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Question	Response
SCIENCE PREP ROOM	
Eye Wash	Inspected
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 305A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 305A	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	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