

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

Mechanical Inspection

Q858

Asset: P.S. 188 ANNEX - QUEENS, 216-15 PECK AVENUE, New York, 11364

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| ME : Q858 | Mechanical | 2018-10-25 1:02 PM | 2018-12-07 5:14 PM |

Asset Data

| Question | Answer |
|--|---|
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 3000 |
| 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 | 1 |
| 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? | Yes |
| | Systems: Steam Boiler; Burner/Burner Control Panel; Boiler Make-up Water Backflow Preventer; Boiler Safety Valves |
| | Years: 2014 |
| | Systems: Gas Fired Domestic Water Heater |
| | 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 | 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 | 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 | Room B4-A |

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| Question | Response |
|---|--|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Water Service | |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Room B4-A |
| 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 | Does not Exist |
| Electric Domestic Water Heater | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | A.O. Smith |
| Equipment | N/A |
| Capacity/Size Quantity | 40 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 50 |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2011 |
| Source of Installation | Inspector Estimate |
| Deficiency | No deficiencies 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 | Inspected |
| 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 |
| Sump Pump | Inspected |

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|--|---------------------------|
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Sump Pump | |
| Condition | 3 - Fair |
| 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 | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3 - Fair |
| 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 | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Locker Room Shower | Does not Exist |
| Sink And Fountain Combo Unit | Does not Exist |
| Toilet | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | Inspected |
| Gas Distribution Piping | Inspected |
| Condition | 3 - Fair |
| 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 | 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 | No deficiencies recorded |
| Steam Heating | Inspected |

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|---|--|
| HEATING | |
| Steam Heating | |
| F&T/Steam Drip Trap | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MER Steam and Condensate Piping | Does not Exist |
| Steam Condensate Return Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE PUMP |
| 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. |
| Steam Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Room 106 |
| 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. |
| Terminal Unit Thermostatic Trap | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam supplied by External Sources | Does not Exist |
| Unit Heater/Cabinet Heater | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Basement Boy's Toilet Room B3 (Electric) |
| 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. |
| HEATING PLANT | Inspected |
| Replacement Quantity | 1,072 |
| Replacement Uom | MBH Net |

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|--|--------------------------|
| HEATING PLANT | |
| Instance on Sub-Basement | Inspected |
| Burner Type | Dual Fuel (Gas/Oil) |
| Heating Plant Oil Number | 2 |
| Boiler Auxiliaries | Inspected |
| Instance on Sub-Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Sub-Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Sub-Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Sub-Basement | Does not Exist |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Sub-Basement | Does not Exist |
| Boiler Flue Exhaust | |
| Instance on Sub-Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Sub-Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Sub-Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Sub-Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler System | Inspected |
| Instance on Sub-Basement | Inspected |
| Coal-fired Boiler | |
| Instance on Sub-Basement | Does not Exist |
| Hot Water Boiler | |
| Instance on Sub-Basement | Does not Exist |
| Modular Boiler | |
| Instance on Sub-Basement | Does not Exist |
| Steam Boiler | |
| Instance on Sub-Basement | Inspected |
| Instance | Boiler Room |
| Instance Condition | 1 - Good |
| Instance Quantity | 1,072 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Weil-McLain |
| Equipment | 109246-1 |

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|--|---------------------------|
| HEATING PLANT | |
| Boiler System | |
| Steam Boiler | |
| Capacity/Size Quantity | 1,072 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 2009 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Fuel System | Inspected |
| Instance on Sub-Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Sub-Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Sub-Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Sub-Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas Trains And Vent At The Boiler | |
| Instance on Sub-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 | 2 - Between Good and Fair |
| 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 | Does not Exist |
| Kitchen Sink | |
| Instance on Basement | Inspected |

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|---|---------------------------|
| KITCHEN | |
| Kitchen Sink | |
| Condition | 2 - Between Good and Fair |
| Deficiency | MISSING INDIRECT WASTE |
| Deficiency Location/Instance | Kitchen |
| 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. |
| MDF Room | |
| | Inspected |
| Instance on Room B7 | Inspected |
| Dedicated A/C Equipment | |
| | Inspected |
| Instance on Room B7 | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DOES NOT EXIST |
| Deficiency Location/Instance | Room B7 |
| 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. |
| SCIENCE DEMO ROOM | |
| | Does not Exist |
| SCIENCE LAB | |
| | Does not Exist |
| SCIENCE PREP ROOM | |
| | Does not Exist |
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| | Does not Exist |
| SWIMMING POOL | |
| | Does not Exist |
| VENTILATION | |
| | Inspected |
| Exhaust Fan | |
| Approximate Total # of Fans | 1-25 |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | |
| | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Boiler Room Roof |
| 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 | 1 - Good |

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|------------------------|--------------------------|
| VENTILATION | |
| Metal Ductwork | Inspected |
| Deficiency | No deficiencies recorded |
| Supply Fan | Does not Exist |
| Unit Ventilator | Does not Exist |