

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

Mechanical Inspection

R082

Asset: **P.S./I.S. @ 104 GORDON STREET - STATEN ISLAND, 104 GORDON STREET, New York, 10304**

Inspection Id	Inspection Type	Time In	Last Edited
ME : R082	Mechanical	2018-01-30 1:02 PM	2018-01-30 5:21 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	0
Total capacity of all above ground tanks in gal.	0
Total # of below ground tanks	1
Total capacity of all below ground tanks in gal.	5,000
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?	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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	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
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Electric System</b>	
Instance	Throughout
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<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	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Does not Exist
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Does not Exist
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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

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<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Lavatory/Sink</b>	Inspected
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	
<b>Drinking Fountain</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Does not Exist
<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>	Does not Exist
<b>GAS SERVICE</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
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Does not Exist
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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>	Inspected

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	4,031
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected

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Question	Response
<b>HEATING PLANT</b>	Inspected
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,031
Instance Quantity Uom	MBH Net
Instance Manufacturer	Rockmills Boiler
Equipment	N/A
Capacity/Size Quantity	4,031
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1974
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.
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Condition	1 - Good
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.
<b>Enclosed IDF Room</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>CO Detector</b>	Not Required
Instance on 1st Floor	Not Required
<b>Gas System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Grease Trap</b>	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room M04	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room M04	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 305	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 305	Not Required
<b>Emergency Shower</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Eye Wash</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Inspected
Instance on Room 305	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE PREP ROOM</b>	
Instance on Room 306	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 306	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 306	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 306	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 306	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 306	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 306	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 306	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 306	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	Inspected
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 306	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist