

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K020

School: **P.S. 20 - BROOKLYN, 225 ADELPHI STREET, BROOKLYN, NY, 11205**

InspectionId	Inspection Type	Time In	Last Edited
1264061	MECHANICAL	2009-02-12 08:29AM	2009-03-03 03:51PM

Asset Data

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: DX split system for MDF room in basement Years: 2006 Systems: Hood Fire Suppression system Years: 2002 Systems: Major replacement of temperature control Thermostat . Years: 2009

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Piping	Does not exist
Condenser Water Pump	Does not exist
Cooling Coils 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
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
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Fan Room 110 B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic PRV Station	
Condition	3- Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	
	Does not exist
Temperature Control Air Compressor	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Classrooms
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Zone Valve	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiters	
	Does not exist
Elevators	
	Does not exist
Escalators	
	Does not exist
Non-auditorium Handicap Lift	
	Does not exist
Sidewalk / Ash Hoist	
	Inspected
Condition	3- Fair
Deficiency	TRACTION: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
Violations	No violations recorded
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	
	Inspected
Gravity System	
	Does not exist
Pressure Booster System	
	Does not exist
Water Service	
	Inspected
Service Piping (Water Main)	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	
	Does not exist
Water Main - RPZ	
	Does not exist
Domestic Hot Water System	
	Inspected
Domestic Hot Water Circulating Pump	
	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
Condition	3- Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
Condition	3- Fair
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	
	Does not exist
Gas Fired Domestic Water Heater	
	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Raypak
EquipmentId	N/A
Capacity/Size	198 MBH input
Installation Year	1985
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
House Trap	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage / Waste Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Vent Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
EMERGENCY GENERATOR	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Boiler Room - Eye Wash	
	Does not exist
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Locker Room Shower	
Condition	Inspected
Alternative Use	3- Fair
Deficiency	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement /B6
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	LEVEL 1
	No violations recorded
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Third floor boys room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
FIXTURES	
Student	
Toilet	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Inspected	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Third Floor Boys Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
HEATING	
	Inspected
Baseboard/Fin Tube	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Does not exist
Radiator / Convectector	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	fan room 110B and fan room in basement
Deficiency Quantity	500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
	Inspected
Condition	3- Fair
Deficiency	LEAKS
Deficiency Location/Instance	Boiler Room above vaccum pumps
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room / leaky pumps
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Room # 129
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Heater/Cabinet Heater	
Does not exist	
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	15,000
Replacement Uom	MBH
Boiler Auxiliaries	
Inspected	
Boiler Blowdown/Piping System	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Breeching	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room/ glass cover is broken
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Does not exist
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Does not exist
Boiler Header Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Does not exist
Boiler Make-up Water Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Burner Control Panel	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler System	Inspected
Coal-fired Boiler	Does not exist
Hot Water Boiler	Does not exist
Modular Boiler	Does not exist
Steam Boiler	Inspected
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	7,500
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	40635 -1
Capacity/Size	92 GPH
Installation Year	1951
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Basement
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	7,500
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	40635-2
Capacity/Size	92 GPH
Installation Year	1951
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Basement
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	
Condition	3- Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
	Does not exist
Fuel Oil Heater	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
	Does not exist
Oil Leak Detector In Tank Room	
	Does not exist
Overfill Alarm By Oil Fill	
	Does not exist
KITCHEN	
Instance	First Floor Lower Level .
CO Detector	
Instance on First Floor Lower Level .	Does not exist
CO/Gas Leak Detector	
Instance on First Floor Lower Level .	Does not exist
Gas System	
Instance on First Floor Lower Level .	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on First Floor Lower Level .	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on First Floor Lower Level .	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on First Floor Lower Level .	Inspected

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Question	Response
KITCHEN	
Hood Exhaust Ductwork	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on First Floor Lower Level .	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on First Floor Lower Level .	Inspected
Instance	Kitchen
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Kidde
EquipmentId	N/A
Capacity/Size	3 Gal.
Installation Year	2002
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on First Floor Lower Level .	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on First Floor Lower Level .	Inspected
Instance Condition	3- Fair
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
Deluge Valve	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	
Does not exist	
Heating And Ventilating Unit	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan Room #110B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	
Inspected	
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	FanRoom 110 B and Basement Fan Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	
Does not exist	