

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K190

School: **P.S. 190 - BROOKLYN, 590 SHEFFIELD AVENUE, BROOKLYN, NY, 11207**

InspectionId	Inspection Type	Time In	Last Edited
1660105	MECHANICAL	2011-01-25 08:30AM	2011-03-06 10:09PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Boiler # 2 refractory replaced, Grease traps(2/2), Water Main RPZ (1/2), Gas fired domestic water heater and circulating pump, hydronic hot water circulating pump, Air compressor, partial upgrade for domestic water electric pressure booster system (motors and control panel). Years: 2010.
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	15,275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

Condition Description	Component Affected	Location Description	Person(s) Notified
Defective fire/smoke dampers	Metal Ductwork - Fire/smoke dampers	Throughout building.	Irwin Bonadie, fireman.

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	Does not exist
PACKAGED / ROOFTOP UNIT	Inspected
Instance	Roof of 5th floor.
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Lennox.
EquipmentId	AC-2 and AC-3
Capacity/Size	5 Tons (each)
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
PACKAGED TERMINAL A/C	Does not exist
REFRIGERANT PIPING	Does not exist
RETURN FAN	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout the building.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%

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Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 314 and various other locations
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Does not exist
DUMBWAITERS	Does not exist
ELEVATORS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	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	Boiler room.
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	N/A.
EquipmentId	N/A.
Capacity/Size	1 pump (5 HP) , and 2 pumps (7.5 HP).
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected

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DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	
Gas Fired Domestic Water Heater	
Instance	Boiler room.
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	RUUD
EquipmentId	N/A
Capacity/Size	511.5 MBH (input)
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
HOUSE TRAP	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SEWAGE / WASTE PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SEWAGE EJECTOR PUMP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUMP PUMP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
VENT PIPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	Inspected
STAFF AND OTHER	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
STUDENT	Inspected
Drinking Fountain	Inspected

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Question	Response
FIXTURES	
STUDENT	
Drinking Fountain	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Various locations
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	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
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM VENT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS PRESSURE BOOSTER	Inspected
Instance	Gas meter room in the basement.
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse.
EquipmentId	N/A.
Capacity/Size	15,300 SCFH .

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Question	Response
GAS SERVICE	
GAS PRESSURE BOOSTER	
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	
BASEBOARD/FIN TUBE	
Condition	Inspected
Deficiency	2- Between Good and Fair
HEATING COILS IN DUCTWORK	
HYDRONIC HEATING	
Air Separator	
Condition	Inspected
Deficiency	2- Between Good and Fair
Expansion Tank	
Condition	Inspected
Deficiency	2- Between Good and Fair
Hot Water Heat Exchanger	
Condition	Inspected
Deficiency	2- Between Good and Fair
Hydronic Hot Water Circulating Pump	
Condition	Inspected
Deficiency	1- Good
Hydronic Hot Water Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
RADIATOR / CONVECTOR	
Condition	Inspected
Deficiency	2- Between Good and Fair
STEAM HEATING	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Basement/ MERs
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE PUMP
Deficiency Quantity	Basement/ MER C28 (leaky pump)
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
	LEVEL 2

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Question	Response
HEATING	
STEAM HEATING	
Steam Condensate Return Pumping System	
Violations	No violations recorded
Steam Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Does not exist
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Staircase "E" vestibule (defective motor)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Inspected	
Replacement Quantity	7,670
Replacement Uom	MBH
Instance	Basement.
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Inspected	
Instance on Basement.	Inspected
Boiler Auxiliary Piping	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement.	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler room (leaks)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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HEATING PLANT	
BOILER AUXILIARIES	
Boiler Make-up Water Backflow Preventer	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
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	Boiler room.
Instance Condition	2- Between Good and Fair
Instance Quantity	3,835
Instance Quantity Uom	MBH
Manufacturer	Weil Mclain.
EquipmentId	7168-01.
Capacity/Size	3835 MBH (Net).
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler room.
Instance Condition	2- Between Good and Fair
Instance Quantity	3,835
Instance Quantity Uom	MBH
Manufacturer	Weil Mclain.
EquipmentId	7168-02.
Capacity/Size	3835 MBH (Net).
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement.	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement.	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	

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HEATING PLANT	
FUEL SYSTEMS	
Fuel Oil Storage/Supply System	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	Does not exist
KITCHEN	Inspected
Instance	1st floor.
CO DETECTOR	
Instance on 1st floor.	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS SYSTEM	
Instance on 1st floor.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on 1st floor.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD	
Instance on 1st floor.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	
Instance on 1st floor.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 1st floor.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st floor.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st floor.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN SINK	
Instance on 1st floor.	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
KITCHEN SINK	
Deficiency	No deficiencies recorded
MDF ROOM	
Instance	Inspected
	Room # 336
A/C EQUIPMENT	
Instance on Room # 336	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room # 336/ Unit not cooling.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room # 336	Does not exist
SCIENCE DEMO ROOM	
Instance on Room # 507	Inspected
Alternative Use	Yes
ACID WASTE NEUTRALIZING TANK	
Instance on Room # 507	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 507
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
EMERGENCY SHOWER	
Instance on Room # 507	Does not exist
EYE WASH	
Instance on Room # 507	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 157
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
FIXED LABORATORY HOOD	
Instance on Room # 507	Does not exist
LABORATORY SINK	
Instance on Room # 507	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 507
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1

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Question	Response
SCIENCE DEMO ROOM	
LABORATORY SINK	
Purpose of Action	LEVEL 1
Violations	No violations recorded
PORTABLE LABORATORY HOOD	
Instance on Room # 507	Does not exist
SCIENCE LAB	
	Does not exist
SCIENCE PREP ROOM	
Instance on Room # 509.	Inspected
Alternative Use	Yes
ACID WASTE NEUTRALIZING TANK	
Instance on Room # 509.	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 509
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
EMERGENCY SHOWER	
Instance on Room # 509.	Does not exist
EYE WASH	
Instance on Room # 509.	Does not exist
FIXED LABORATORY HOOD	
Instance on Room # 509.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 509
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
HOOD EXHAUST DUCTWORK	
Instance on Room # 509.	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 509
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
HOOD EXHAUST FAN	
Instance on Room # 509.	Does not exist
LABORATORY SINK	
Instance on Room # 509.	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 509
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
SCIENCE PREP ROOM	
LABORATORY SINK	
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
MAKE-UP AIR UNIT	
Instance on Room # 509.	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room # 509.	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	Does not exist
SPRINKLER HEAD	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Inspected
Hose Valve Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Boiler room (exhaust fan # 12).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
METAL DUCTWORK	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	Various locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5

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Question	Response
VENTILATION	
METAL DUCTWORK	
Purpose of Action	LEVEL 6
Violations	No violations recorded
SUPPLY FAN	Does not exist
UNIT VENTILATOR	Does not exist