

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

Mechanical Inspection

K190

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

InspectionId	Inspection Type	Time In	Last Edited
1188164	MECHANICAL	2009-06-01 12:00PM	2009-06-10 02:38PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	No System Upgraded

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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Inspected
Instance	Top Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	LENNOX
EquipmentId	AC -2 , AC -3
Capacity/Size	5 Tons each
Installation Year	1994
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room # 409 , 407
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected

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

Mechanical Inspection

K190

Question	Response
CLIMATE CONTROL SYSTEM	
Damper Actuator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic PRV Station	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room 1 of 2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Thermostat	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiters	Does not exist
Elevators	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Escalators	Does not exist
Non-auditorium Handicap Lift	Does not exist
Sidewalk / Ash Hoist	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	FEDERAL PUMP

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

Mechanical Inspection

K190

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
EquipmentId	N/A
Capacity/Size	7.5 HP each (2 pumps) & 5 HP (1 pump)
Installation Year	1994
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
	Does not exist
Gas Fired Domestic Water Heater	
	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	P V I
EquipmentId	Domestic Hot water heater # 1
Capacity/Size	600,000 BTU /HR / 600 GALLONS
Installation Year	1994
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	Boiler Room / Burner Gasket leaks
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	P V I
EquipmentId	Domestic Hot water heater # 2
Capacity/Size	600,000 BTU /HR / 600 GALLONS
Installation Year	1994

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

Mechanical Inspection

K190

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler Room / Inoperable Unit
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	3- 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
EMERGENCY GENERATOR	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
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

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

Mechanical Inspection

K190

Question	Response
FIXTURES	
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	2 nd Floor Next to Exit D , 1st Floor Multipurpose Room / Detective Faucet
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations 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	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
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	Does not exist
Gas Pressure Booster	Inspected
Instance	Gas Meter Room # C - 1
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ECLIPSE
EquipmentId	N/A
Capacity/Size	15,300 SCFH
Installation Year	1994
Deficiency	No deficiencies recorded
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Does not exist
Hydronic Heating	Inspected
Air Separator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Expansion Tank	Inspected

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

Mechanical Inspection

K190

Question	Response
HEATING	
Hydronic Heating	
Expansion Tank	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Hot Water Circulating Pump	
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Hot Water Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Radiator / Convectector	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	
F&T/Steam Drip Trap	
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	
Condition	3- Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	MER # C - 28 / Pump leaks
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	MER # C -14 /
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
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
Terminal Fan Coil Unit	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Main Entrance / Defective Fan
Deficiency Quantity	1

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

Mechanical Inspection

K190

Question	Response
HEATING	
Terminal Fan Coil Unit	
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE UNIT
Deficiency Quantity	1st Floor (Exit # 6) / defective Motor
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	7,670
Boiler Auxiliaries	
Boiler Blowdown/Piping System	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Breeching	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Damper (In Breeching)	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Emergency Stop Switch	
Condition	Inspected
Deficiency	1- Good
Boiler Feedwater System	
Boiler Feedwater Pump	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Feedwater Tank	
Condition	Inspected
Deficiency	2- Between Good and Fair
Feedwater Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Feedwater Treatment(Automatic)	
Boiler Gas Burner	
Boiler Gas/Oil Burner	
Condition	Does not exist
Deficiency	Inspected
Boiler Header Valve	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Double Check Valves	
RPZ	
Condition	Inspected
Condition	2- Between Good and Fair

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

Mechanical Inspection

K190

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
RPZ	
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	
Condition	Does not exist
Boiler Room Steam And Condensate Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room #1 boiler
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner Control Panel	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Condition	Inspected
Coal-fired Boiler	
Condition	Does not exist
Hot Water Boiler	
Condition	Does not exist
Modular Boiler	
Condition	Does not exist
Steam Boiler	
Instance	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	4,940 MBH (Gross)
Installation Year	1994
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	4,940 MBH (Gross)
Installation Year	1994
Deficiency	No deficiencies recorded
Fuel Systems	
Condition	Inspected
Boiler Fresh Air Louver/Damper	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

K190

Question	Response
HEATING PLANT	
Fuel Systems	
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	1st floor
CO Detector	
Instance on 1st floor	Does not exist
CO/Gas Leak Detector	
Instance on 1st floor	Does not exist
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	2- Between Good and Fair
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	kitchen
Instance Condition	2- Between Good and Fair

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

Mechanical Inspection

K190

Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ANSOL
EquipmentId	N /A
Capacity/Size	5 Gallons
Installation Year	1994
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st floor	Does not exist
Kitchen Sink	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance	Room # 507
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	No deficiencies recorded
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
Purpose of Action	LEVEL 1
Violations	No violations recorded
SCIENCE LAB	
SCIENCE PREP ROOM	
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Deluge Valve	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected

NYC Department of Education
 Building Condition Assessment Survey 2008-2009

Mechanical Inspection

K190

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Siamese Connection	
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
Duct- Register / Diffuser	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist