

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

Mechanical Inspection

K210

School: **I.S. 394 - BROOKLYN, 188 ROCHESTER AVENUE, BROOKLYN, NY, 11213**

InspectionId	Inspection Type	Time In	Last Edited
1187020	MECHANICAL	2008-12-10 08:44AM	2009-01-20 11:44AM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: DX split unit in MDF room in the Basement Years: 2008

Priority Condition

Condition Description	Component Affected	Location Description	Person(s) Notified
CO/Gas leak detection sensors and panels are off (there is no gas service except the boiler pilot)	five CO/Gas detection sensors and two panels in Boiler room and Custodian office	Boiler room and gas meter room	kevin Fitzgerald

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	DETERIORATED
Deficiency Location/Instance	4th floor units
Deficiency Quantity	12
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Boiler room-1/2
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
Temperature Control Air Compressor	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	various class rooms
Quantity Uom	10
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiters	
	Does not exist
Elevators	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	FREIGHT:TRACTION:GOVERNOR/HOIST MACHINE NOT OPERATIONAL
Deficiency Quantity	Basement-tilted roller guard
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
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	Liquitrol
EquipmentId	N/A
Capacity/Size	2 pumps-5 hp each
Installation Year	1998
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	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	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	600 MBH-400 gal
Installation Year	1998
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	
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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage / Waste Piping	
Deficiency	LEAKS
Deficiency Location/Instance	Basement- PVC pipe connecting the Acid tank
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	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	
	Inspected
Condition	3- 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	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	3rd floor gym
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
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

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Question	Response
FIXTURES	
Student	
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	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
HEATING	
	Inspected
Baseboard/Fin Tube	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator / Convectector	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	3rd floor and 1st floor end corridors
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
Inspected	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE CONTROL/SWITCH
Deficiency Location/Instance	All class room- louver dampers are not controlled properly and high volume of fresh air goes thru.
Deficiency Quantity	50
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Heater/Cabinet Heater	
Does not exist	
HEATING PLANT	
Inspected	
Replacement Quantity	10,323
Replacement Uom	MBH
Boiler Auxiliaries	
Inspected	
Boiler Blowdown/Piping System	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Breeching	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Inspected	
Boiler Feedwater Pump	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Feedwater Piping	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Inspected	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room-the Probe or control connected to feed water tank
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Gas Burner	
Does not exist	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Gas/Oil Burner	Does not exist
Boiler Header Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Does not exist
Boiler Make-up Water Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Burner Control Panel	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	3,441
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	8302-1
Capacity/Size	3441 MBH-Net
Installation Year	1989
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Basement
Deficiency Quantity	8
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	3,441
Instance Quantity Uom	MBH
Manufacturer	Easco

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
EquipmentId	8302-2
Capacity/Size	3441 MBH- Net
Installation Year	1989
Deficiency	No deficiencies recorded
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	3,441
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	8302-3
Capacity/Size	3441 MBH-Net
Installation Year	1989
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Basement-3/3
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CO/Gas Leak Detection	Inspected
Condition	5- Poor
Deficiency	SENSORS NOT OPERATIONAL
Deficiency Location/Instance	(4) for Boilers and (1) for gas room
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	CONTROL PANEL NOT OPERATIONAL
Deficiency Location/Instance	One in Boiler room, one in Custodian office
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
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

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Question	Response
HEATING PLANT	
Fuel Systems	
Fuel Transfer Pump	
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room-1/3 leaks
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	Does not exist
Oil Leak Detector In Tank Room	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected
Condition	3- 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	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	1st floor- kitchen-1/2
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 1st floor	Inspected
Instance Condition	2- Between Good and Fair
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

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Kiddie
EquipmentId	N/A
Capacity/Size	5gal
Installation Year	1998
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	Inspected
Alternative Use	Rooms # 401,405,409
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms # 401,405,409	Does not exist
Emergency Shower	
Instance on Rooms # 401,405,409	Does not exist
Eye Wash	
Instance on Rooms # 401,405,409	Does not exist
Laboratory Hood	
Instance on Rooms # 401,405,409	Does not exist
Laboratory Sink	
Instance on Rooms # 401,405,409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE LAB	
Instance	Inspected
Alternative Use	Rooms# 407,408
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms# 407,408	Does not exist
CO Detector	
Instance on Rooms# 407,408	Does not exist
CO/Gas Leak Detector	
Instance on Rooms# 407,408	Does not exist
Emergency Shower	
Instance on Rooms# 407,408	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms# 407,408	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms# 407,408	Does not exist
Hood Exhaust Fan	
Instance on Rooms# 407,408	Does not exist
Laboratory Hood	
Instance on Rooms# 407,408	Does not exist

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Question	Response
SCIENCE LAB	
Laboratory Sink	
Instance on Rooms# 407,408	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms# 407,408	Does not exist
SCIENCE PREP ROOM	Inspected
Instance	Room # 450
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room # 450	Does not exist
Emergency Shower	
Instance on Room # 450	Does not exist
Eye Wash	
Instance on Room # 450	Does not exist
Hood Exhaust Ductwork	
Instance on Room # 450	Does not exist
Hood Exhaust Fan	
Instance on Room # 450	Does not exist
Laboratory Hood	
Instance on Room # 450	Does not exist
Laboratory Sink	
Instance on Room # 450	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room # 450	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	Does not exist
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	Does not exist
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	NOT IN USE
Deficiency Location/Instance	Roof MER, Basement
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1

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Question	Response
VENTILATION	
Exhaust Fan	
Purpose of Action	LEVEL 1
Violations	No violations recorded
Fire / Smoke Damper	
Condition	Inspected
Deficiency	2- Between Good and Fair
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	1- Good
Metal Ductwork	
Condition	Inspected
Deficiency	2- Between Good and Fair
Supply Fan	
Condition	Inspected
Deficiency	2- Between Good and Fair
Unit Ventilator	
	Does not exist