

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

Mechanical Inspection

Q023

School: QUEENS ACADEMY HS - QUEENS, 138-11 35 AVENUE, QUEENS, NY, 11354

| InspectionId | Inspection Type | Time In | Last Edited |
|--------------|-----------------|--------------------|--------------------|
| 1264180 | MECHANICAL | 2009-06-19 12:10PM | 2009-06-24 03:23PM |

Asset Data

| Question | Answer |
|---|--|
| Heating Plant Oil Number | 2 |
| Have any Systems/Major Building Components been upgraded? | Systems: Heating plant and climate control system Years: 2001 Systems: DX split system Years: 2006 Systems: Labs and equipment Years: 2006 Systems: Two water mains Years: 2004 Systems: 5 Window A/C units Years: 2008 |

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 | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| Damper Actuator | Does not exist |
| DDC Computer | Does not exist |
| Local Control Panel | Does not exist |
| Pneumatic PRV Station | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Pneumatic Tubing | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|---|--------------------------|
| CLIMATE CONTROL SYSTEM | |
| 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 | No deficiencies recorded |
| Temperature Control Thermostat | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Temperature Control Zone Valve | Does not exist |
| 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 | Does not exist |
| Escalators | Does not exist |
| Non-auditorium Handicap Lift | Does not exist |
| Sidewalk / Ash Hoist | Inspected |
| Condition | 3- Fair |
| Deficiency | TRACTION:INOPERABLE |
| 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 |
| 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 | 1- Good |
| 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 |
| 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 | 399 MBH /250 Gal. |

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| Question | Response |
|---|------------------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| Gas Fired Domestic Water Heater | |
| Installation Year | 2001 |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | Does not exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 1,400 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| House Trap | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Interior Floor Drain | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Interior Storm Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 450 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Sewage / Waste Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 300 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Sewage Ejector Pump | Does not exist |
| Sump Pump | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Vent Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 150 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |

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| Question | Response |
|--|--------------------------|
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Vent Piping | |
| Violations | No violations 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 | 3- Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Does not exist |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Locker Room Shower | Does not exist |
| Sink And Fountain Combo Unit | Does not exist |
| Toilet | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 3- 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 | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Inspected |
| Instance | Basement gas meter room |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Eclipse |
| EquipmentId | N/A |
| Capacity/Size | 5400 SCFH |
| Installation Year | 2001 |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|--|------------------------------------|
| HEATING | Inspected |
| Baseboard/Fin Tube | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Heating Coils In Ductwork | Does not exist |
| Hydronic Heating | Does not exist |
| Radiator / Convectector | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 40 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations 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 | Does not exist |
| Steam Condensate Return Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 800 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Steam Condensate Return System | Inspected |
| Condition | 1- Good |
| 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 |
| Steam Piping | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 800 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | LEAKS |
| Deficiency Location/Instance | Main entrance |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |

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|--|--------------------------|
| HEATING | |
| Steam Heating | |
| Steam Piping | |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Terminal Unit Thermostatic Trap | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| STEAM SUPPLIED BY EXTERNAL SOURCES | |
| | Does not exist |
| Terminal Fan Coil Unit | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Unit Heater/Cabinet Heater | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | |
| | Inspected |
| Replacement Quantity | 2,858 |
| Replacement Uom | MBH |
| Boiler Auxiliaries | |
| | Inspected |
| Boiler Blowdown/Piping System | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Breeching | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Damper (In Breeching) | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| | Inspected |
| Condition | 1- Good |
| 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 | 1- Good |
| Deficiency | No deficiencies recorded |
| Feedwater Piping | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater Treatment(Automatic) | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Boiler Gas Burner | |
| | Does not exist |
| Boiler Gas/Oil Burner | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Header Valve | |
| | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| | Inspected |
| Double Check Valves | |
| | Does not exist |

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|--|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Make-up Water Backflow Preventer | |
| RPZ | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Piping | |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Oil Burner | |
| | Does not exist |
| Boiler Room Steam And Condensate Piping | |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Burner Control Panel | |
| Condition | 2- Between Good and 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 | 1- Good |
| Instance Quantity | 1,429 |
| Instance Quantity Uom | MBH |
| Manufacturer | Kewanee |
| EquipmentId | 4880-01 |
| Capacity/Size | 1841 MBH - Gross |
| Installation Year | 2001 |
| Deficiency | No deficiencies recorded |
| Instance | Basement |
| Instance Condition | 1- Good |
| Instance Quantity | 1,429 |
| Instance Quantity Uom | MBH |
| Manufacturer | Kewanee |
| EquipmentId | 4880-02 |
| Capacity/Size | 1841 MBH - Gross |
| Installation Year | 2001 |
| Deficiency | No deficiencies recorded |
| Fuel Systems | |
| | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| CO/Gas Leak Detection | |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Heater | |
| | Does not exist |
| Fuel Oil Level Gauge | |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Piping | |
| | Inspected |

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| Question | Response |
|--|--------------------------|
| HEATING PLANT | |
| Fuel Systems | |
| Fuel Oil Piping | |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Fuel Oil Tank | |
| Condition | Inspected |
| Deficiency | 1- Good |
| Deficiency | No deficiencies recorded |
| Fuel Transfer Pump | |
| Condition | Inspected |
| Deficiency | 2- Between Good and Fair |
| Deficiency Location/Instance | DEFECTIVE |
| Deficiency Quantity | Boiler Room |
| Quantity Uom | 1 |
| Potential Action | EACH |
| Urgency of Action | MAINTENANCE |
| Purpose of Action | PRIORITY 4 |
| Violations | LEVEL 2 |
| Violations | No violations recorded |
| Gas Trains And Vent At The Boiler | |
| Condition | Inspected |
| Deficiency | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Oil Leak Detector In Tank Room | |
| Condition | Inspected |
| Deficiency | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Overfill Alarm By Oil Fill | |
| Condition | Inspected |
| Deficiency | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| KITCHEN | |
| | Does not exist |
| SCIENCE DEMO ROOM | |
| Instance | Inspected |
| Alternative Use | Room # 106 |
| Alternative Use | No |
| Acid Waste Neutralizing Tank | |
| Instance on Room # 106 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Emergency Shower | |
| Instance on Room # 106 | Does not exist |
| Eye Wash | |
| Instance on Room # 106 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Laboratory Hood | |
| Instance on Room # 106 | Does not exist |
| Laboratory Sink | |
| Instance on Room # 106 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| SCIENCE LAB | |
| Instance | Inspected |
| Alternative Use | Room # 104 |
| Alternative Use | No |
| Acid Waste Neutralizing Tank | |
| Instance on Room # 104 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |

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|---|-----------------------------|
| SCIENCE LAB | |
| CO Detector | |
| Instance on Room # 104 | Does not exist |
| CO/Gas Leak Detector | |
| Instance on Room # 104 | Does not exist |
| Emergency Shower | |
| Instance on Room # 104 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Eye Wash | |
| Instance on Room # 104 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| Instance on Room # 104 | Does not exist |
| Hood Exhaust Fan | |
| Instance on Room # 104 | Does not exist |
| Laboratory Hood | |
| Instance on Room # 104 | Does not exist |
| Laboratory Sink | |
| Instance on Room # 104 | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Make-up Air Unit | |
| Instance on Room # 104 | 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 | Does not exist |
| Sprinkler Alarm Valve Assembly | Does not exist |
| 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 |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| Fire / Smoke Damper | Does not exist |
| Heating And Ventilating Unit | Does not exist |
| Metal Ductwork | Inspected |
| Condition | 3- Fair |
| Deficiency | DAMAGED FLEXIBLE CONNECTION |
| Deficiency Location/Instance | Attic |

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| Question | Response |
|------------------------|------------------------|
| VENTILATION | |
| Metal Ductwork | |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Supply Fan | Does not exist |
| Unit Ventilator | Does not exist |