

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

Mechanical Inspection

Q045

School: P.S. 45 - QUEENS, 126-28 150 STREET, QUEENS, NY, 11436

InspectionId	Inspection Type	Time In	Last Edited
1680121	MECHANICAL	2011-02-02 08:38AM	2011-02-11 01:32PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX split unit for MDF room Years: 2005
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	8,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	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 school
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 101
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	MER in stair F between 1st and 2nd floor.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT THERMOSTATIC VALVE
Deficiency Location/Instance	Gymnasium office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Next to boiler room by dryers.
Deficiency Quantity	10

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Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Does not exist
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Water Main - RPZ	Inspected
Condition	1- Good
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	400 MBH / 250 Gallons
Installation Year	1998
Source of Installation Year	Documented
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 the building
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
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler room
Deficiency Quantity	10

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DOMESTIC WATER SYSTEM	
DOMESTIC WATER DISTRIBUTION PIPING	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
HOUSE TRAP	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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	
Condition	Does not exist
SUMP PUMP	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
VENT PIPING	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Condition	Does not exist
FIXTURES	
Condition	Inspected
STAFF AND OTHER	
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	First floor beside room 103
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	Inspected

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Question	Response
FIXTURES	
STAFF AND OTHER	
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STUDENT	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Hallway 2nd floor
Deficiency Quantity	1
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	3- Fair
Deficiency	No deficiencies recorded
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
CO/GAS LEAK DETECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	Does not exist
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	3- Fair

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Question	Response
HEATING	
BASEBOARD/FIN TUBE	
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER's in stairs F&A between 1st and 2nd floor
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	90
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 164
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (VALVE, VENT)
Deficiency Location/Instance	Stair A 1st floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	MISSING GUARD/SHIELD
Deficiency Location/Instance	Gymnasium office, bathroom 258 and principal office
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER's in stairs F&A between 1st and 2nd floor
Deficiency Quantity	150

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Question	Response
HEATING	
STEAM HEATING	
MER Steam and Condensate Piping	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	MER in stairs F between 1st and 2nd floor
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 Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 106
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 Pumping System	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
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
UNIT HEATER/CABINET HEATER	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Lobby, Girls bathroom and stair A in basement, kitchen and room inside nurse office
Deficiency Quantity	6

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Question	Response
HEATING	
UNIT HEATER/CABINET HEATER	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Lobby and room inside nurse office
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	6,340
Instance	MBH
Burner Type	Sub basement
Heating Plant Oil Number	Dual Fuel (Gas / Oil)
	2
BOILER AUXILIARIES	
Instance on Sub basement	Inspected
Boiler Auxiliary Piping	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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HEATING PLANT	
BOILER SYSTEM	
Instance on Sub basement	Inspected
Coal-fired Boiler	
Instance on Sub basement	Does not exist
Hot Water Boiler	
Instance on Sub basement	Does not exist
Modular Boiler	
Instance on Sub basement	Does not exist
Steam Boiler	
Instance on Sub basement	Inspected
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,170
Instance Quantity Uom	MBH
Manufacturer	Cleaver Brooks
EquipmentId	10359-01
Capacity/Size	5102.9 MBH (Input)
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	3,170
Instance Quantity Uom	MBH
Manufacturer	Cleaver Brooks
EquipmentId	10359-02
Capacity/Size	5102.9 MBH (Input)
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Sub basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Sub basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
	Does not exist
KITCHEN	
Instance	Basement
CO DETECTOR	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
CO DETECTOR	
Deficiency	No deficiencies recorded
GAS SYSTEM	
Instance on Basement	Does not exist
GREASE TRAP	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen (one of two)
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 Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on Basement	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on Basement	Does not exist
KITCHEN SINK	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF ROOM	
Instance	Room 259
A/C EQUIPMENT	
Instance on Room 259	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 259
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
MDF ROOM	
VENTILATION EQUIPMENT	
Instance on Room 259	Does not exist
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	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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Sub-basement and room 106
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
STANDPIPE SYSTEM	Does not exist
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
METAL DUCTWORK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
UNIT VENTILATOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	24
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Rooms 217, 219 and 215
Deficiency Quantity	3
Quantity Uom	EACH

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Question	Response
VENTILATION	
UNIT VENTILATOR	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded