

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

Mechanical Inspection

Q071

School: P.S. 71 - QUEENS, 62-85 FOREST AVENUE, QUEENS, NY, 11385

| InspectionId | Inspection Type | Time In | Last Edited |
|--------------|-----------------|--------------------|--------------------|
| 1186036 | MECHANICAL | 2009-01-07 08:43AM | 2009-06-26 11:57AM |

Asset Data

| Question | Answer |
|---|--|
| Heating Plant Oil Number | 2 |
| Have any Systems/Major Building Components been upgraded? | Systems: Heating plant, climate Control and Gas fired Water heater. Years: 2000 Systems: DX Split A/C Unit for MDF Room Years: 2005 |

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 | 3- Fair |
| Deficiency | No deficiencies recorded |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| Damper Actuator | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| 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 |
| Refrigerated Air Dryer | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|---|-----------------------------|
| CLIMATE CONTROL SYSTEM | |
| Temperature Control Air Compressor | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Temperature Control Thermostat | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Various Locations |
| Deficiency Quantity | 20 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations 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 | Does not exist |
| Escalators | Does not exist |
| Non-auditorium Handicap Lift | Does not exist |
| Sidewalk / Ash Hoist | Inspected |
| Condition | 3- Fair |
| Deficiency | TRACTION:NOT IN USE |
| Deficiency Location/Instance | Areaway outside Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| 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 | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Technologic |
| EquipmentId | N/A |
| Capacity/Size | 3 pumps (5 Hp each) |
| Installation Year | 2000 |
| 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 |

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| Question | Response |
|---|------------------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Water Service | |
| 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 | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room |
| Instance Condition | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | PVI |
| EquipmentId | N/A |
| Capacity/Size | 600 MBH, 400 Gallons |
| Installation Year | 2000 |
| 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 | 2,000 |
| 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 | 750 |
| 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 |

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|--|------------------------------------|
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Sewage / Waste Piping | |
| Deficiency Quantity | 500 |
| 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 | 3- Fair |
| Deficiency | DEFECTIVE PUMP |
| 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 |
| Vent Piping | |
| | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 250 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| 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 | 3- 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 | |
| | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |

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|--|------------------------------------|
| FIXTURES | |
| Student | |
| 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 | 1- Good |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Does not exist |
| 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 / Convect | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 192 |
| 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 | 1,250 |
| 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 | 2- Between Good and Fair |
| Deficiency | DEFECTIVE PUMP |
| Deficiency Location/Instance | Boiler Room |

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| Question | Response |
|---|---------------------------------------|
| HEATING | |
| Steam Heating | |
| Steam Condensate Return System | |
| 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 | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 1,250 |
| 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 | |
| Condition | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| STEAM SUPPLIED BY EXTERNAL SOURCES | |
| Condition | Does not exist |
| Terminal Fan Coil Unit | |
| Condition | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | 1st Floor Stair landing Exit C, E & H |
| Deficiency Quantity | 3 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Deficiency | DEFECTIVE MOTOR |
| Deficiency Location/Instance | Staircases |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Unit Heater/Cabinet Heater | |
| Condition | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Student's Cafeteria |
| Deficiency Quantity | 3 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| HEATING PLANT | |
| Condition | Inspected |
| Replacement Quantity | 9,096 |
| Replacement Uom | MBH |
| Boiler Auxiliaries | |
| Condition | Inspected |
| Boiler Blowdown/Piping System | |
| Condition | Inspected |
| Condition | 1- Good |

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|--|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Blowdown/Piping System | |
| Deficiency | No deficiencies recorded |
| Boiler Breeching | |
| Condition | Inspected |
| Deficiency | 1- Good |
| Boiler Damper (In Breeching) | |
| Condition | Inspected |
| Deficiency | 1- Good |
| 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 | 1- Good |
| Feedwater Piping | |
| Condition | Inspected |
| Deficiency | 1- Good |
| Boiler Feedwater Treatment(Automatic) | |
| Condition | Inspected |
| Deficiency | 1- Good |
| 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 |
| Deficiency | 1- Good |
| Boiler Make-up Water Piping | |
| Condition | Inspected |
| Deficiency | 1- Good |
| Boiler Oil Burner | |
| Boiler Room Steam And Condensate Piping | |
| Condition | Does not exist |
| Deficiency | Inspected |
| Boiler Safety Valve | |
| Condition | 1- Good |
| Deficiency | 1- Good |
| Burner Control Panel | |
| Condition | Inspected |
| Deficiency | 2- Between Good and Fair |
| Boiler System | |
| Coal-fired Boiler | |
| Instance | No deficiencies recorded |
| | Basement |

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| Question | Response |
|------------------------------|--------------------------|
| HEATING PLANT | |
| Boiler System | |
| Coal-fired Boiler | |
| Instance Condition | 3- Fair |
| Instance Quantity | 0 |
| Instance Quantity Uom | MBH |
| Manufacturer | Frank Dobson |
| EquipmentId | 10590-1 |
| Capacity/Size | N/A |
| Installation Year | 1893 |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Basement |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| Instance | Basement |
| Instance Condition | 3- Fair |
| Instance Quantity | 0 |
| Instance Quantity Uom | MBH |
| Manufacturer | Frank Dobson |
| EquipmentId | 10590-2 |
| Capacity/Size | N/A |
| Installation Year | 1893 |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Basement |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| Hot Water Boiler | |
| | Does not exist |
| Modular Boiler | |
| | Does not exist |
| Steam Boiler | |
| | Inspected |
| Instance | Boiler Room |
| Instance Condition | 1- Good |
| Instance Quantity | 4,548 |
| Instance Quantity Uom | MBH |
| Manufacturer | Easco |
| EquipmentId | 10590-01 |
| Capacity/Size | 4548 MBH (Net) |
| Installation Year | 2000 |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 1- Good |
| Instance Quantity | 4,548 |
| Instance Quantity Uom | MBH |
| Manufacturer | Easco |
| EquipmentId | 10590-02 |
| Capacity/Size | 4548 MBH (Net) |
| Installation Year | 2000 |
| Deficiency | No deficiencies recorded |
| Fuel Systems | |
| | Inspected |

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| Question | Response |
|--|--------------------------|
| HEATING PLANT | |
| Fuel Systems | |
| Boiler Fresh Air Louver/Damper | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CO/Gas Leak Detection | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies 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 | 1- Good |
| Deficiency | No deficiencies recorded |
| Fuel Oil Tank | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Fuel Transfer Pump | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Trains And Vent At The Boiler | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Oil Leak Detector In Tank Room | Inspected |
| Condition | 1- Good |
| 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 | Does not exist |
| Grease Trap | |
| Instance on 1st Floor | Does not exist |
| Hood | |
| Instance on 1st Floor | Does not exist |
| Hood Exhaust Ductwork | |
| Instance on 1st Floor | Does not exist |
| Hood Exhaust Fan | |
| Instance on 1st Floor | Does not exist |
| Hood Fire Suppression System | |
| Instance on 1st Floor | Does not exist |
| Hot Water Temperature Booster | |
| Instance on 1st Floor | Does not exist |
| Kitchen Sink | |
| Instance on 1st Floor | Inspected |
| Instance Condition | 3- Fair |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|---|---|
| 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 | 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 | NOT IN USE |
| Deficiency Location/Instance | Basement |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| Fire / Smoke Damper | Does not exist |
| Heating And Ventilating Unit | Inspected |
| Condition | 3- Fair |
| Deficiency | BEYOND USEFUL LIFE - NON DEFECTIVE |
| Deficiency Location/Instance | Kitchen Storage and Student's Cafeteria |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| Metal Ductwork | Inspected |
| Condition | 3- Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Basement |
| Deficiency Quantity | 600 |
| Quantity Uom | L.F. |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| Supply Fan | Inspected |
| Condition | 3- Fair |
| Deficiency | NOT IN USE |

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| Question | Response |
|------------------------------|---|
| VENTILATION | |
| Supply Fan | |
| Deficiency Location/Instance | Basement(Steam Powered Blowers -Heating Coils and associated piping have been removed)) |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| Unit Ventilator | Does not exist |