

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

Mechanical Inspection

Q102

School: **P.S./I.S. 102 - QUEENS, 55-24 VAN HORN STREET, QUEENS, NY, 11373**

InspectionId	Inspection Type	Time In	Last Edited
1670038	MECHANICAL	2010-11-17 08:49AM	2011-01-03 11:53AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX split A/C for MDI Room in old wing Years: 2006 Systems: Gas fired domestic water heater, electrical water pressure booster system , HV units and exhaust fans. Years: 2009
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	7,800
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	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	Inspected
Instance	New Wing Main Roof
Instance Condition	1- Good
Instance Quantity	4
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU- 2, RTU- 3, RTU- 4, RTU- 5
Capacity/Size	N/A
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Gym Lower Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Governair
EquipmentId	RTU-1
Capacity/Size	N/A
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
PACKAGED TERMINAL A/C	Does not exist

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Question	Response
AIR CONDITIONING	
REFRIGERANT PIPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
RETURN FAN	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Under construction
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout old wing'
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Does not exist
DUMBWAITERS	Does not exist
ELEVATORS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	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	Old wing basement
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pumps
EquipmentId	N/A
Capacity/Size	Two Pumps of 5 HP each
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic 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

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size	645 MBH
Installation Year	2009
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the old wing
Deficiency Quantity	1,500
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 321A (hot water line clogged)
Deficiency Quantity	10
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	Inspected
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout old wing
Deficiency Quantity	500
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	
INTERIOR STORM PIPING	
Violations	No violations recorded
SEWAGE / WASTE PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout old wing
Deficiency Quantity	333
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SUMP PUMP	Inspected
Condition	2- Between Good and 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
FIXTURES	Inspected
STAFF AND OTHER	Inspected
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
STUDENT	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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

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Question	Response
GAS SERVICE	
CO/GAS LEAK DETECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Does not exist
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout odd wing
Deficiency Quantity	90
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout old wing
Deficiency Quantity	1,000
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
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 old wing
Deficiency Quantity	1,000

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HEATING	
STEAM HEATING	
Steam Piping	
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Inspected	
Replacement Quantity	8,598
Replacement Uom	MBH
Instance	Basement (Old wing)
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement (Old wing)	
Inspected	
Boiler Auxiliary Piping	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Emergency Stop Switch	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Feedwater System	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Feedwater Treatment(Automatic)	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Flue Exhaust	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Make-up Water Backflow Preventer	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Room Steam And Condensate Piping	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	
Boiler Safety Valve	
Instance on Basement (Old wing)	
Inspected	
Instance Condition	
2- Between Good and Fair	
Deficiency	
No deficiencies recorded	

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Question	Response
HEATING PLANT	
BOILER SYSTEM	
Instance on Basement (Old wing)	Inspected
Coal-fired Boiler	
Instance on Basement (Old wing)	Does not exist
Hot Water Boiler	
Instance on Basement (Old wing)	Does not exist
Modular Boiler	
Instance on Basement (Old wing)	Does not exist
Steam Boiler	
Instance on Basement (Old wing)	Inspected
Instance	Basement (old wing) / Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	10687-01
Capacity/Size	4299 MBH (Net)
Installation Year	1998
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement (old wing) / Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	10687-01
Capacity/Size	4299 MBH (Net)
Installation Year	1998
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FUEL SYSTEMS	
Instance on Basement (Old wing)	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement (Old wing)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement (Old wing)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement (Old wing)	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Fuel Oil Storage/Supply System	
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement (Old wing)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
Instance	Room 408, 308 & 208.
A/C EQUIPMENT	
Instance on Room 408, 308 & 208.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room 408, 308 & 208.	Does not exist
KITCHEN	
Instance	Basement (New wing)
CO DETECTOR	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
GAS SYSTEM	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOT WATER TEMPERATURE BOOSTER	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN SINK	
Instance on Basement (New wing)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
MDF ROOM	Inspected
Instance	Basement (Old Wing) & Room 108 (New Wing)
A/C EQUIPMENT	
Instance on Basement (Old Wing) & Room 108 (New Wing)	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 108 & Basement
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Basement (Old Wing) & Room 108 (New Wing)	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 428 & 424	Inspected
Alternative Use	No
Instance on Room 202	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 428 & 424	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 202	Does not exist
CO DETECTOR	
Instance on Room 428 & 424	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 202	Not required
EMERGENCY SHOWER	
Instance on Room 428 & 424	Does not exist
Instance on Room 202	Does not exist
EYE WASH	
Instance on Room 428 & 424	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room 428 & 424	Does not exist
Instance on Room 202	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 428 & 424	Does not exist
Instance on Room 202	Does not exist
HOOD EXHAUST FAN	
Instance on Room 428 & 424	Does not exist
Instance on Room 202	Does not exist
LABORATORY SINK	
Instance on Room 428 & 424	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected

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Question	Response
SCIENCE LAB	
LABORATORY SINK	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room 428 & 424	Does not exist
Instance on Room 202	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 428 & 424	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 202	Does not exist
SCIENCE PREP ROOM	
Instance on Room 426	Inspected
Alternative Use	No
Instance on Room 204	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Does not exist
EMERGENCY SHOWER	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Does not exist
EYE WASH	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Does not exist
FIXED LABORATORY HOOD	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Does not exist
HOOD EXHAUST FAN	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Does not exist
LABORATORY SINK	
Instance on Room 426	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room 204	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE PREP ROOM	
MAKE-UP AIR UNIT	
Instance on Room 426	Does not exist
Instance on Room 204	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 426	Does not exist
Instance on Room 204	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
DELUGE VALVE	Does not exist
FIRE BOOSTER PUMP ASSEMBLY	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ROOF TANK	Does not exist
SIAMESE CONNECTION	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	Does not exist
SPRINKLER HEAD	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Does not exist
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	1- Good
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