

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

Mechanical Inspection

Q116

School: P.S. 116 - QUEENS, 107-25 WREN PLACE, QUEENS, NY, 11433

InspectionId	Inspection Type	Time In	Last Edited
1580119	MECHANICAL	2011-02-23 09:11AM	2011-04-01 03:11PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Grease trap, 1 of 4 safety valves, CO/Gas leak detection system and split DX for MDF room Years: 2010 Systems: Science lab and gas fired domestic water heater Years: 2009
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
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	The entire facility
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	DEFECTIVE REFRIGERATED AIR DRYER
Deficiency Location/Instance	Boiler room/defective
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 THERMOSTAT
Deficiency Location/Instance	Throughout the facility
Deficiency Quantity	30
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	Throughout the facility
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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

Mechanical Inspection

Q116

Question	Response
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Does not exist
DUMBWAITERS	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Dumbwaiter shaft/ track loose.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
ELEVATORS	Does not exist
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	Inspected
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	Does not exist
Pressure 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	Does not exist
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler room/ leaks profusely
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	3- Fair

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

Mechanical Inspection

Q116

Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	
Gas Fired Domestic Water Heater	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	600 MBH/ 400 gals
Installation Year	1994
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	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
Instance	Boiler rom
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size	75.1 MBH/ 74 gals
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	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the facility
Deficiency Quantity	2,100
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 212/ piping to sink-combo unit leaks.
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room/In line pump @ water main leaks
Deficiency Quantity	20
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

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

Mechanical Inspection

Q116

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
HOUSE TRAP	
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 the facility
Deficiency Quantity	800
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 the facility
Deficiency Quantity	533
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	No deficiencies recorded
VENT PIPING	Inspected
Condition	3- 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	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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STUDENT	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair

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

Mechanical Inspection

Q116

Question	Response
FIXTURES	
STUDENT	
Lavatory/Sink	
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Third floor next to stair G	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Third floor next to stair G
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
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	1- Good
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	Does not exist
HEATING COILS IN DUCTWORK	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan area/ Auditorium blower
Deficiency Quantity	8
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

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

Mechanical Inspection

Q116

Question	Response
HEATING	
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the facility
Deficiency Quantity	113
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM HEATING	
F&T/Steam Drip Trap	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler room and crawlspace
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement Fan Room
Deficiency Quantity	75
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the facility
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
Steam Condensate Return Pumping System	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler room/ base of tank is severely corroded and leaks
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 PUMP
Deficiency Location/Instance	Boiler room/ leaking
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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

Mechanical Inspection

Q116

Question	Response
HEATING	
STEAM HEATING	
Steam Condensate Return Pumping System	
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 the facility
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
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout the facility
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
UNIT HEATER/CABINET HEATER	
HEATING PLANT	
Replacement Quantity	Does not exist
Replacement Uom	Does not exist
Instance	Inspected
Burner Type	12,034
Heating Plant Oil Number	MBH
Instance	Basement
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected

NYC Department of Education
Building Condition Assessment Survey 2010-2011

Mechanical Inspection

Q116

Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Make-up Water Backflow Preventer	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	6,017
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	7716-1
Capacity/Size	7750 MBH (gross)
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler room
Instance Condition	2- Between Good and Fair
Instance Quantity	6,017
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	7716-2
Capacity/Size	7750 MBH (gross)
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected

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

Mechanical Inspection

Q116

Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Fuel Oil Storage/Supply System	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
Instance	Inspected
Instance	Room 356
A/C EQUIPMENT	
Instance on Room 356	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 356
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room 356	Does not exist
KITCHEN	
Instance	Inspected
Instance	First floor
CO DETECTOR	
Instance on First floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS SYSTEM	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on First floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD	
Instance on First floor	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on First floor	Does not exist
HOOD EXHAUST FAN	
Instance on First floor	Does not exist
HOOD FIRE SUPPRESSION SYSTEM	
Instance on First floor	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on First floor	Does not exist
KITCHEN SINK	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF ROOM	
Instance	Inspected
Instance	Room 352A
A/C EQUIPMENT	

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

Mechanical Inspection

Q116

Question	Response
MDF ROOM	
A/C EQUIPMENT	
Instance on Room 352A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room 352A	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 507	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO DETECTOR	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room 507	Does not exist
EYE WASH	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room 507	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 507	Does not exist
HOOD EXHAUST FAN	
Instance on Room 507	Does not exist
LABORATORY SINK	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room 507	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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

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

Mechanical Inspection

Q116

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
STANDPIPE SYSTEM	Does not exist
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen/ disconnected
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
HEATING AND VENTILATING UNIT	Does not exist
METAL DUCTWORK	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Stair G bulk head fan room (2), basement fan area auditorium exhaust fan (1) & supply (1)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Through at the facility
Deficiency Quantity	48
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded