

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

Mechanical Inspection

Q595

School: **AUX. SERV. - JAMAICA LEARN CT - Q, 162-02 HILLSIDE AVENUE, QUEENS, NY, 11434**

InspectionId	Inspection Type	Time In	Last Edited
1262132	MECHANICAL	2009-04-16 08:38AM	2009-04-24 04:40PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant, climate control system, gas service, sump pumps, GFDWH, unit heaters Years: 2001 Systems: Science rooms Years: 2003

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	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Does not exist
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	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	DEFECTIVE: LEAKS AIR
Deficiency Location/Instance	Auditorium
Deficiency Quantity	10
Quantity Uom	LF
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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

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Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Thermostat	
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 210, Room A1 in auditorium
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	3- 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	
Condition	Inspected
Condition	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Room B13
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	
	Inspected
Roof Tank	
	Does not exist
Supply Pump	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / (1/1) leaks 9In Line Booster Pump)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pressure Booster System	
	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Does not exist
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
Domestic Water Heat Exchanger	
Electric Domestic Water Heater	
Gas Fired Domestic Water Heater	
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	125 gal, 199 MBH
Installation Year	2001
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	1,600
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	
House Trap	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	
Sewage / Waste Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	367
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
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 the building
Deficiency Quantity	183
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	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
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
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected

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GAS SERVICE	
Gas Meter Room Exhaust Fan	
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	
Baseboard/Fin Tube	Inspected
Condition	2- Between Good and Fair
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 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
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 the building
Deficiency Quantity	1,200
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	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	1,200
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

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HEATING	
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	6,350
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	STEAM - LEAKS
Deficiency Location/Instance	Boiler Room / (1/4) minor leak
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Make-up Water Backflow Preventer	Inspected
Double Check Valves	Does not exist
RPZ	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Oil Burner	Does not exist
Boiler Room Steam And Condensate Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Burner Control Panel	Inspected
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	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,175
Instance Quantity Uom	MBH
Manufacturer	Weil McLain
EquipmentId	10356-01
Capacity/Size	4090 MBH gross
Installation Year	2001
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,175
Instance Quantity Uom	MBH
Manufacturer	Weil McLain
EquipmentId	10356-02
Capacity/Size	4090 MBH gross
Installation Year	2001
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
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	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	1- Good

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HEATING PLANT	
Fuel Systems	
Fuel Oil Tank	
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	1- Good
Deficiency	No deficiencies recorded
KITCHEN	Does not exist
SCIENCE DEMO ROOM	Inspected
Instance	Room 202
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 202	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 202	Does not exist
Eye Wash	
Instance on Room 202	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 202 / (1/1) missing spray caps
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Laboratory Hood	
Instance on Room 202	Does not exist
Laboratory Sink	
Instance on Room 202	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE LAB	Inspected
Instance	Room 204
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 204	Does not exist
CO/Gas Leak Detector	
Instance on Room 204	Does not exist

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Question	Response
SCIENCE LAB	
Emergency Shower	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 204	Does not exist
Hood Exhaust Fan	
Instance on Room 204	Does not exist
Laboratory Hood	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 204	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 204	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Does not exist
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	Does not exist
Supply Fan	Does not exist
Unit Ventilator	Does not exist