

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K684

Asset: P.S. 188 GYM - BROOKLYN, 2815 WEST 35 STREET, New York, 11224

Inspection Id	Inspection Type	Time In	Last Edited
ME : K684	Mechanical	2024-05-16 9:02 AM	2024-05-23 6:01 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	No
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Girls Toilet Room 105
Have any Systems/Major Building Components been upgraded?	No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Upper Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Annex Air
Equipment	RTU-1, RTU-2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Lower Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Carrier

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Equipment	RTU-3
Capacity/Size Quantity	3
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Does not Exist
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
Instance	Water Service Room 104 (Domestic)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Water Service Room 104 (Domestic)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Instance	Water Service Room 104 (Sprinkler)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 107
Deficiency Quantity	1

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Electric Domestic Water Heater	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Gas Fired Domestic Water Heater	
	Does not Exist
Heat Pump Domestic Water Heater	
	Does not Exist
Oil Fired Domestic Water Heater	
	Does not Exist
Domestic Water Distribution Piping	
Condition	1 - Good
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
	Does not Exist
Sump Pump	
	Does not Exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not Exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
	Does not Exist
Student	
	Inspected
Drinking Fountain	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not Exist
Sink And Fountain Combo Unit	
	Does not Exist
Toilet	
Condition	2 - Between Good and Fair

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Question	Response
FIXTURES	Inspected
Student	
Toilet	Inspected
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
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Does not Exist
Steam Heating	Does not Exist
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	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	Does not Exist
MDF Room	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
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Girls Toilet Room 105
Deficiency Quantity	1
Quantity Uom	EACH

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	
Condition	Inspected
Deficiency	1 - Good
Standpipe System	
Condition	Does not Exist
Water Gong	
Condition	Inspected
Deficiency	2 - Between Good and Fair
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Inspected
Yes	Yes
Exhaust Fan	
Approximate Total # of Fans	Inspected
Condition	1-25
Deficiency	2 - Between Good and Fair
Heating And Ventilating Unit	
Condition	Does not Exist
Metal Ductwork	
Are there any uninsulated ductwork by design in Mechanical Rooms?	Inspected
Are there chain operated dampers?	No
Condition	No
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	DEFECTIVE REGISTER/DIFFUSER
Deficiency Quantity	Gymnasium
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 2
Violations	No photo recorded
Supply Fan	
Condition	Does not Exist
Unit Ventilator	
Condition	Does not Exist