

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q178

Asset: P.S. 178 - QUEENS, 189-10 RADNOR RD, New York, 11423

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q178	Mechanical	2023-11-16 7:59 AM	2023-11-29 4:58 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement MER, Penthouse Fan Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Demo Room 223
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Room B8
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Gas Fired Domestic Water Heater; Fixtures - Toilets; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2022
	Systems: Kitchen - Hood Exhaust Fan
	Years: 2021
	Systems: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2018

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	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Auditorium , Gymnasium
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout except Auditorium , Gymnasium
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

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Question	Response
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	Crawlspace under Staircase C
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Crawlspace under Staircase C
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Room inside Boiler Room (Domestic, RPZ in 1st Floor Closet in Staircase A)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room inside Boiler Room (Sprinkler)
Instance Condition	3 - 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	Does not Exist
Heat Pump 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
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2022

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	N/A
Capacity/Size Quantity	600
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	400
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Inspector Estimate
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
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	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

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Question	Response
FIXTURES	
Staff And Other	
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	1 - Good
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	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	3 - 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	
Replacement Quantity	7,018
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Gordon Piatt
Burner Model Number	F12.1-G-50
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	BOILER DAMPER IN BREECHING: DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Boiler Room / Boiler#1 , Boiler#2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - 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	3,509
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Burnham
Equipment	40004-01
Capacity/Size Quantity	4,520
Capacity/Size UOM	MBH Gross

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	3,509
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Burnham
Equipment	40004-02
Capacity/Size Quantity	4,520
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL TANK: NOT IN USE
Deficiency Location/Instance	Below Ground/ near the school entrance (Condemned, filled with concrete)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Room 209	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	Inspected
Instance on Room 209	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Not Required
Instance on 1st Floor	Not Required
Gas System	Does not Exist
Instance on 1st Floor	Does not Exist
Grease Trap	Does not Exist
Instance on 1st Floor	Does not Exist
Hood	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Does not Exist
Instance on 1st Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on 1st Floor	Does not Exist
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room B6A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room B6A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 223	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 223	Inspected
Condition	5 - Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Room 223
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
SCIENCE DEMO ROOM	
Acid Waste Neutralizing Tank	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
CO Detector	
	Inspected
Instance on Room 223	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 223
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Emergency Shower	
	Does not Exist
Instance on Room 223	Does not Exist
Eye Wash	
	Inspected
Instance on Room 223	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Does not Exist
Instance on Room 223	Does not Exist
Hood Exhaust Fan	
	Does not Exist
Instance on Room 223	Does not Exist
Fixed Laboratory Hood	
	Does not Exist
Instance on Room 223	Does not Exist
Laboratory Sink	
	Inspected
Instance on Room 223	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
	Does not Exist
Instance on Room 223	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	
	Does not Exist
Fire Booster Pump Assembly	
	Does not Exist
Roof Tank	
	Does not Exist
Siamese Connection	
	Does not Exist
Sprinkler Head	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room B8
Deficiency Quantity	2

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