

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q412

Asset: **PRE-K CENTER @ 107-17 NORTHERN BOULEVARD - QUEENS, 107-17 NORTHERN BOULEVARD, New York, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q412	Mechanical	2024-03-19 12:03 PM	2024-04-01 4:28 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	MER C02
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)	Basement - Multipurpose Room, Hallway, Room C01A, Staff Toilet Room C01B, MER C02
Have any Systems/Major Building Components been upgraded?	Yes Systems: CO/Gas Leak Detection Years: 2020

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	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-22
Instance Manufacturer	York
Equipment	RTU-1, RTU-2
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2008

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Installation	Inspector Estimate
Deficiency	UP TO 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Rooms 101 / RTU-2, 201 / RTU-1
Deficiency Quantity	2
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.
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
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	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	1 - Good
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	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	Does not Exist
Water Service	Inspected
Instance	Room C02A
Instance Condition	1 - Good
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance	MER C02
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	125
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	68
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 102
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations 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	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Elevator Pit (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist

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FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room in Room 201
Deficiency Quantity	1
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.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
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	MER C02
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2020
Source of Installation	Documented
Deficiency	No deficiencies recorded

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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	DEFECTIVE
Deficiency Location/Instance	MER C02
Deficiency Quantity	1
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.
HEATING PLANT	Does not Exist
Enclosed IDF Room	Does not Exist
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Not Required
Instance on Basement	Not Required
Gas System	Does not Exist
Instance on Basement	Does not Exist
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Basement	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Basement	Does not Exist
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on MER C02	Inspected
Dedicated A/C Equipment	Inspected
Instance on MER C02	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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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	1 - Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement - Multipurpose Room, Hallway, Room C01A, Staff Toilet Room C01B, MER C02
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations 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
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Elevator Machine Room C01
Deficiency Quantity	1
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.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No

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VENTILATION	
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist