

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q667

Asset: SKILLMAN HIGH SCHOOL - QUEENS, 24-30 SKILLMAN AVENUE, New York, 11101

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q667	Mechanical	2023-11-27 8:17 AM	2023-12-13 10:21 AM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	280
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Fire Booster Pump Assembly Room 129
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)	Penthouse
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Climate Control System - BMS; Enclosed IDF Room - Dedicated A/C Equipment (DX Split System); Kitchen - Grease Traps
	Years: 2023
	Systems: Gas Fired Domestic Water Heater
	Years: 2021
	Systems: Domestic Hot Water Remote Storage Tank
	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
Yes	Defective Sprinkler/Stand pipe System	Fireproofing on Sprinkler Heads	SPRINKLERS, STANDPIPE, FIRE SYSTEM Sprinkler Head	Penthouse	Vinny Casella	Handyman	Sent to DSF	
Yes	Defective Fire/Smoke Damper	Defective Fire/Smoke Dampers	VENTILATION Metal Ductwork	Rooms 222, 222A, 227	Vinny Casella	Handyman	Sent to DSF	
Yes	Defective Kitchen Gas System	Defective Gas Shut-off Switch Button	KITCHEN Gas System	Kitchen	Vinny Casella	Handyman	Sent to DSF	

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	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	Seasons4
Equipment	RTU-1
Capacity/Size Quantity	43
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas N/A
Instance Manufacturer	Lennox
Equipment	RTU-4
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-22
Instance Manufacturer	Seasons4
Equipment	RTU-5
Capacity/Size Quantity	70
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Penthouse Roof
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas N/A
Instance Manufacturer	Lennox
Equipment	RTU-2, RTU-3
Capacity/Size Quantity	10
Capacity/Size UOM	Tons

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
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	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2023
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Inspected
Are all the existing non-auditorium handicap stair lifts operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Fire Booster Pump Assembly Room 129
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	Inspected
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	Fire Booster Pump Assembly Room 129
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	180
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2021
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Kitchen Staff Toilet Room 132
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
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

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Question	Response
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	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Staff Toilet Room 110C
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.
Urinal	Does not Exist
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	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girls Toilet Room 102
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair

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Question	Response
GAS SERVICE	
Gas Distribution Piping	Inspected
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Inspected
Instance	Exterior - Westside Parking Area
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	5,400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	Kitchen, Rooms 129, 130
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2005
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not Exist
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Does not Exist
Enclosed IDF Room	Inspected
Instance on Room 223	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 223	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair

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Question	Response
KITCHEN	
CO Detector	Inspected
Deficiency	No deficiencies recorded
Gas System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE SHUT-OFF SWITCH
Deficiency Location/Instance	Kitchen
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.
Grease Trap	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 124	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 124	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected

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Question	Response
SCIENCE DEMO ROOM	
Instance on Rooms 204, 205	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Rooms 204, 205	Does not Exist
CO Detector	Not Required
Instance on Rooms 204, 205	Not Required
Emergency Shower	Does not Exist
Instance on Rooms 204, 205	Does not Exist
Eye Wash	Inspected
Instance on Rooms 204, 205	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Rooms 204, 205	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Rooms 204, 205	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Rooms 204, 205	Does not Exist
Laboratory Sink	Inspected
Instance on Rooms 204, 205	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Rooms 204, 205	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	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Penthouse
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Violations	No violations recorded.
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Penthouse
Deficiency Quantity	1
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	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	
Condition	Does not Exist
Water Gong	
Condition	Does not Exist
SWIMMING POOL	
Condition	Does not Exist
VENTILATION	
Is the building mechanically ventilated?	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	
Approximate Total # of Fans	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
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
Are there chain operated dampers?	No
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	Rooms 222, 222A, 227
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Main Roof, Penthouse Roof
Deficiency Quantity	90
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Supply Fan	
Condition	Does not Exist
Unit Ventilator	
Condition	Does not Exist

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Question

Response

VENTILATION

Unit Ventilator
