

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

Q809

**Asset:** P.S. 224 ANNEX - QUEENS, 221-21 CORBETT ROAD, New York, 11361

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q809	Mechanical	2024-01-18 12:06 PM	2024-01-26 1:51 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	West Building Basement MER
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)	East Building - Pool Area, Rooms F, G, H, 1st Floor Corridor, 1st Floor Staff Toilet Room
Have any Systems/Major Building Components been upgraded?	Yes Systems: Domestic Hot Water Remote Storage Tank; Locker Room Showers Years: 2023 Systems: DX Split System for West Building Storage Room Years: 2022 Systems: Swimming Pool - Heater (1 of 2), Pump (1 of 2); Exhaust Fans Years: 2019 Systems: Sewage Ejector Pumps Years: 2018 Systems: Fixtures - Student: Drinking Fountains (80%); Siamese Connection (1 of 2) Years: 2017 Systems: Swimming Pool - Pump (1 of 2) Years: 2016 Systems: Water Service Years: 2014 Systems: Gas Fired Domestic Water Heater (1 of 2) Years: 2013

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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1 - Good

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Question	Response
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Outdoor Unit</b>	
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not Exist
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	East Building - Pool Area, Rooms F, G, H, 1st Floor Corridor, 1st Floor Staff Toilet Room
Deficiency Quantity	8
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.
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	East Building - Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	West Building - Basement MER
Instance Condition	1 - Good
Instance Quantity	1

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	Inspected
<b>Water Service</b>	Inspected
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	East Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Hydro Therm
Equipment	N/A
Capacity/Size Quantity	130
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	1986
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	West Building - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	65
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	65
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	West Building - Basement
Deficiency Quantity	2
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.
<b>Sump Pump</b>	Does not Exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Inspected
Instance on East Building Basement - Girls	Inspected
Instance Condition	1 - Good
Alternative use	No
Deficiency	No deficiencies recorded
Instance on East Building Basement - Boys	Inspected
Instance Condition	1 - Good
Alternative use	No
Deficiency	No deficiencies recorded
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Sink And Fountain Combo Unit</b>	Inspected
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Does not Exist
<b>CO/Gas Leak Detection</b>	Does not Exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	475
Replacement Uom	MBH Net
Instance on East Building - Sub-Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
Instance on West Building - Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	No
<b>Boiler Auxiliaries</b>	Inspected
Instance on West Building - Basement	Inspected
Instance on East Building - Sub-Basement	Inspected

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Auxiliary Piping</b>	
Instance on West Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on East Building - Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Boiler Feedwater System</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Boiler System</b>	
	Inspected
Instance on West Building - Basement	Inspected
Instance on East Building - Sub-Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on East Building - Sub-Basement	Inspected
Instance	East Building - Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	215
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	N/A

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Modular Boiler</b>	
Capacity/Size Quantity	215
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	East Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	130
Instance Quantity Uom	MBH Net
Instance Manufacturer	HydroTherm
Equipment	N/A
Capacity/Size Quantity	130
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1986
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	East Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	130
Instance Quantity Uom	MBH Net
Instance Manufacturer	HydroTherm
Equipment	N/A
Capacity/Size Quantity	130
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1986
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance on West Building - Basement	Inspected
Instance	West Building - Boiler Room (Bank of 3 modules)
Instance Condition	3 - Fair
Instance Quantity	390
Instance Quantity Uom	MBH Net
Instance Manufacturer	HydroTherm
Equipment	3207-1,2,3
Capacity/Size Quantity	390
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1981
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Steam Boiler</b>	
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Does not Exist

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<b>HEATING PLANT</b>	
<b>Fuel System</b>	Does not Exist
Instance on West Building - Basement	Does not Exist
Instance on East Building - Sub-Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on East Building - Sub-Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on East Building - Sub-Basement	Does not Exist
<b>Fuel Oil Storage/Supply System</b>	
Instance on East Building - Sub-Basement	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on East Building - Sub-Basement	Does not Exist
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<b>MDF Room</b>	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	East Building - Pool Area, Rooms F, G, H, 1st Floor Corridor, 1st Floor Staff Toilet Room
Deficiency Quantity	25
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.
<b>Sprinkler Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<b>Water Gong</b>	Inspected



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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Water Gong</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>SWIMMING POOL</b>	Inspected
Instance on East Building - Basement	Inspected
<b>Filter</b>	Inspected
Replacement Quantity	2
Replacement Uom	EACH
Instance on East Building - Basement	Inspected
Condition	3 - Fair
Deficiency	CLOGGED
Deficiency Location/Instance	East Building - Basement
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.
<b>Heater</b>	Inspected
Instance on East Building - Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Instance on East Building - Basement	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	East Building - Basement/ Heavy Leaks
Deficiency Quantity	50
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.
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	East Building - Basement/ Isolation Valve to the Filters
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.
<b>Pump</b>	Inspected
Instance on East Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE HEATING COIL
Deficiency Location/Instance	West Building - Basement
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.
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms G, H
Deficiency Quantity	2
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.