

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

Mechanical Inspection

Q972

**Asset: ADULT BASIC EDUCATION - QUEENS, 27-35 JACKSON AVENUE, New York, 11101**

| Inspection Id | Inspection Type | Time In            | Last Edited         |
|---------------|-----------------|--------------------|---------------------|
| ME : Q972     | Mechanical      | 2023-12-22 8:16 AM | 2023-12-27 10:16 AM |

Asset Data

| Question   | Answer        |
|--|---------------|
| Are there fuel tanks?  | No            |
| Total # of water main service entries to the asset           | 0             |
| MERs/Fan Rooms Locations                                     | MERs 233, 323 |
| 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?            | No            |
| 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                  |
|--|---------------------------|
| <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  | 2 - Between Good and Fair |
| Deficiency   | No deficiencies recorded  |
| <b>Outdoor Unit</b>  | Inspected                 |
| Condition  | 2 - Between Good and Fair |
| Deficiency   | No deficiencies recorded  |
| <b>Dry Cooler</b>  | Does not Exist            |
| <b>Packaged / Rooftop Unit</b>                                     | Inspected                 |
| Instance   | 2nd Floor Roof            |
| Instance Condition   | 1 - Good                  |
| Instance Quantity  | 1                         |
| Instance Quantity Uom  | EACH                      |
| Source of Heating Refrigerant Type                                 | Gas R-410A                |
| Instance Manufacturer  | Johnson Controls, Inc     |
| Equipment  | RTU 2-1                   |
| Capacity/Size Quantity   | 25                        |
| Capacity/Size UOM  | Tons                      |
| Source of Capacity/Size  | Inspector Estimate        |
| Installation Year  | 2017                      |
| Source of Installation   | Documented                |
| Deficiency   | No deficiencies recorded  |
| Instance   | 2nd Floor Roof            |
| Instance Condition   | 1 - Good                  |

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| Question                                    | Response                  |
|---|---------------------------|
| <b>AIR CONDITIONING</b>                     |                           |
| <b>Packaged / Rooftop Unit</b>              |                           |
| Instance Quantity                           | 1                         |
| Instance Quantity Uom                       | EACH                      |
| Source of Heating<br>Refrigerant Type       | Gas<br>R-410A             |
| Instance Manufacturer                       | Johnson Controls, Inc     |
| Equipment                                   | RTU 2-2                   |
| Capacity/Size Quantity                      | 15                        |
| Capacity/Size UOM                           | Tons                      |
| Source of Capacity/Size                     | Inspector Estimate        |
| Installation Year                           | 2017                      |
| Source of Installation                      | Documented                |
| Deficiency                                  | No deficiencies recorded  |
| Instance                                    | 2nd Floor Roof            |
| Instance Condition                          | 1 - Good                  |
| Instance Quantity                           | 2                         |
| Instance Quantity Uom                       | EACH                      |
| Source of Heating<br>Refrigerant Type       | Gas<br>R-410A             |
| Instance Manufacturer                       | Johnson Controls, Inc     |
| Equipment                                   | RTU 2-3, RTU 2-4          |
| Capacity/Size Quantity                      | 20                        |
| Capacity/Size UOM                           | Tons                      |
| Source of Capacity/Size                     | Inspector Estimate        |
| Installation Year                           | 2017                      |
| Source of Installation                      | Documented                |
| Deficiency                                  | No deficiencies recorded  |
| Instance                                    | Main Roof                 |
| Instance Condition                          | 2 - Between Good and Fair |
| Instance Quantity                           | 1                         |
| Instance Quantity Uom                       | EACH                      |
| Source of Heating<br>Refrigerant Type       | Gas<br>N/A                |
| Instance Manufacturer                       | Annex Air                 |
| Equipment                                   | RTU-1                     |
| Capacity/Size Quantity                      | 35                        |
| Capacity/Size UOM                           | Tons                      |
| Source of Capacity/Size                     | Inspector Estimate        |
| Installation Year                           | 2013                      |
| Source of Installation                      | Documented                |
| Deficiency                                  | No deficiencies recorded  |
| <b>Packaged Terminal A/C</b>                | Does not Exist            |
| <b>Refrigerant Leak Detection System</b>    | Does not Exist            |
| <b>Refrigerant Piping</b>                   | Inspected                 |
| Condition                                   | 2 - Between Good and Fair |
| 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                 |

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| Question                                       | Response                  |
|--|---------------------------|
| <b>CLIMATE CONTROL SYSTEM</b>                  |                           |
| <b>BMS</b>                                     | Inspected                 |
| Instance                                       | 1st and 2nd Floors        |
| Instance Condition                             | 2 - Between Good and Fair |
| Instance Quantity                              | 1                         |
| Instance Quantity Uom                          | EACH                      |
| Building Area Covered by Operational System    | 81-100%                   |
| Installation Year                              | 2017                      |
| Source of Installation                         | Documented                |
| Deficiency                                     | No deficiencies recorded  |
| Instance                                       | 3rd Floor                 |
| Instance Condition                             | 2 - Between Good and Fair |
| Instance Quantity                              | 1                         |
| Instance Quantity Uom                          | EACH                      |
| Building Area Covered by Operational System    | 81-100%                   |
| Installation Year                              | 2013                      |
| Source of Installation                         | Documented                |
| Deficiency                                     | No deficiencies recorded  |
| <b>Pneumatic System</b>                        | Does not Exist            |
| <b>Hybrid System</b>                           | Does not Exist            |
| <b>Electric System</b>                         | Does not Exist            |
| <b>COMPACTOR</b>                               | Does not Exist            |
| <b>CONVEYING</b>                               | Inspected                 |
| <b>Dumbwaiter</b>                              | Does not Exist            |
| <b>Elevator</b>                                | Inspected                 |
| Are all the existing elevators operable?       | Yes                       |
| Condition                                      | 1 - Good                  |
| Deficiency                                     | No deficiencies recorded  |
| <b>Escalator</b>                               | Does not Exist            |
| <b>Non-auditorium Handicap Lift - Vertical</b> | Does not Exist            |
| <b>Non-auditorium Handicap Lift - Stair</b>    | Does not Exist            |
| <b>Ash Hoist</b>                               | Does not Exist            |
| <b>Sidewalk Elevator</b>                       | Does not Exist            |
| <b>DOMESTIC WATER SYSTEM</b>                   | Inspected                 |
| <b>Domestic Cold Water System</b>              | Does not Exist            |
| <b>Domestic Hot Water System</b>               | Inspected                 |
| <b>Domestic Hot Water Remote Storage Tank</b>  | Does not Exist            |
| <b>Domestic Water Heat Exchanger</b>           | Does not Exist            |
| <b>Electric Domestic Water Heater</b>          | Inspected                 |
| Condition                                      | 2 - Between Good and Fair |
| Deficiency                                     | No deficiencies recorded  |
| <b>Gas Fired Domestic Water Heater</b>         | Does not Exist            |
| <b>Heat Pump Domestic Water Heater</b>         | Does not Exist            |
| <b>Oil Fired Domestic Water Heater</b>         | Does not Exist            |
| <b>Domestic Water Distribution Piping</b>      | Inspected                 |
| Condition                                      | 1 - Good                  |
| Deficiency                                     | No deficiencies recorded  |
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>       | Inspected                 |

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| Question   | Response                 |
|--|--------------------------|
| <b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>               |                          |
| <b>Interior Storm Piping</b>                           | Inspected                |
| Condition  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Sewage/Waste/Vent Piping</b>                        | Inspected                |
| Condition  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Sewage Ejector Pump</b>                             | Does not Exist           |
| <b>Sump Pump</b>                                       | Does not Exist           |
| <b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b> | Does not Exist           |
| <b>FIXTURES</b>  |                          |
| <b>Staff And Other</b>                                 | Inspected                |
| <b>Janitor Sink</b>                                    | Inspected                |
| Condition  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Lavatory/Sink</b>                                   | Inspected                |
| Condition  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Toilet</b>  | Inspected                |
| Condition  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Urinal</b>  | Inspected                |
| Condition  | 1 - Good                 |
| 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  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Locker Room Shower</b>                              | Does not Exist           |
| <b>Sink And Fountain Combo Unit</b>                    | Does not Exist           |
| <b>Toilet</b>  | Inspected                |
| Condition  | 1 - Good                 |
| Deficiency   | No deficiencies recorded |
| <b>Urinal</b>  | Does not Exist           |
| <b>GAS FIRED FURNACE</b>                               | Does not Exist           |
| <b>GAS SERVICE</b>                                     |                          |
| <b>Gas Distribution Piping</b>                         | Inspected                |
| Condition  | 1 - Good                 |
| 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>   |                          |
| <b>Heating Coil In Ductwork</b>                        | Does not Exist           |

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|---|---------------------------|
| <b>HEATING</b>  |                           |
| <b>Hydronic Heating</b>   | Inspected                 |
| <b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b> | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>Backflow Preventer</b>   | Inspected                 |
| Condition   | 2 - Between Good and Fair |
| Deficiency  | No deficiencies recorded  |
| <b>Hot Water Heat Exchanger</b>                                       | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>Radiator/Convactor/Fin Tube</b>                                    | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>Steam Heating</b>  | Inspected                 |
| <b>F&amp;T/Steam Drip Trap</b>  | Inspected                 |
| Condition   | 2 - Between Good and Fair |
| Deficiency  | No deficiencies recorded  |
| <b>MER Steam and Condensate Piping</b>                                | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>Steam Condensate Return Piping</b>                                 | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>Steam Condensate Return Pumping System</b>                         | Does not Exist            |
| <b>Steam Piping</b>   | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>Terminal Unit Thermostatic Trap</b>                                | Does not Exist            |
| <b>Steam supplied by External Sources</b>                             | Does not Exist            |
| <b>Unit Heater/Cabinet Heater</b>                                     | Inspected                 |
| Condition   | 1 - Good                  |
| Deficiency  | No deficiencies recorded  |
| <b>HEATING PLANT</b>  | Does not Exist            |
| <b>Enclosed IDF Room</b>  | Does not Exist            |
| <b>KITCHEN</b>  | Inspected                 |
| Instance on 2nd Floor   | Inspected                 |
| <b>CO Detector</b>  | Not Required              |
| Instance on 2nd Floor   | Not Required              |
| <b>Gas System</b>   | Does not Exist            |
| Instance on 2nd Floor   | Does not Exist            |
| <b>Grease Trap</b>  | Inspected                 |
| Instance on 2nd Floor   | Inspected                 |
| Condition   | 2 - Between Good and Fair |
| Deficiency  | No deficiencies recorded  |
| <b>Hood</b>   | Does not Exist            |
| Instance on 2nd Floor   | Does not Exist            |
| <b>Hood Exhaust Ductwork</b>  | Does not Exist            |
| Instance on 2nd Floor   | Does not Exist            |
| <b>Hood Exhaust Fan</b>   | Does not Exist            |

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|---|---------------------------|
| <b>KITCHEN</b>                            |                           |
| <b>Hood Exhaust Fan</b>                   | Does not Exist            |
| Instance on 2nd Floor                     | Does not Exist            |
| <b>Hood Fire Suppression System</b>       | Does not Exist            |
| Instance on 2nd Floor                     | Does not Exist            |
| <b>Hot Water Temperature Booster</b>      | Does not Exist            |
| Instance on 2nd Floor                     | Does not Exist            |
| <b>Kitchen Sink</b>                       | Inspected                 |
| Instance on 2nd Floor                     | Inspected                 |
| Condition                                 | 1 - Good                  |
| Deficiency                                | MISSING INDIRECT WASTE    |
| Deficiency Location/Instance              | Kitchen                   |
| 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.   |
| <b>MDF Room</b>                           | Inspected                 |
| Instance on Room 206                      | Inspected                 |
| Instance on Room 306                      | Inspected                 |
| <b>Dedicated A/C Equipment</b>            | Inspected                 |
| Instance on Room 306                      | Inspected                 |
| Condition                                 | 2 - Between Good and Fair |
| Deficiency                                | No deficiencies recorded  |
| Instance on Room 206                      | Inspected                 |
| Condition                                 | 2 - Between Good and Fair |
| Deficiency                                | No deficiencies recorded  |
| <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> | Does not Exist            |
| <b>Fire Booster Pump Assembly</b>         | Does not Exist            |
| <b>Roof Tank</b>                          | Does not Exist            |
| <b>Siamese Connection</b>                 | Does not Exist            |
| <b>Sprinkler Head</b>                     | Inspected                 |
| Condition                                 | 2 - Between Good and Fair |
| Deficiency                                | No deficiencies recorded  |
| <b>Sprinkler Piping</b>                   | Inspected                 |
| Condition                                 | 1 - Good                  |
| Deficiency                                | No deficiencies recorded  |
| <b>Standpipe System</b>                   | Does not Exist            |
| <b>Water Gong</b>                         | Does not Exist            |
| <b>SWIMMING POOL</b>                      | Does not Exist            |
| <b>VENTILATION</b>                        | Inspected                 |
| Is the building mechanically ventilated?  | Yes                       |

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|---|--------------------------|
| <b>VENTILATION</b>  |                          |
| <b>Exhaust Fan</b>  | Inspected                |
| Approximate Total # of Fans                                       | 1-25                     |
| Condition   | 1 - Good                 |
| Deficiency  | No deficiencies recorded |
| <b>Heating And Ventilating Unit</b>                               | Does not Exist           |
| <b>Metal Ductwork</b>   | Inspected                |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | Yes                      |
| Are there chain operated dampers?                                 | No                       |
| Condition   | 1 - Good                 |
| Deficiency  | No deficiencies recorded |
| <b>Supply Fan</b>   | Does not Exist           |
| <b>Unit Ventilator</b>  | Does not Exist           |