

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K225

School: P.S. 225 - BROOKLYN, 1075 OCEAN VIEW AVENUE, BROOKLYN, NY, 11235

InspectionId	Inspection Type	Time In	Last Edited
1187028	MECHANICAL	2008-12-24 08:38AM	2009-06-22 04:23PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant, climate control system, sump pumps, Gas fired DWH, Gas system Years: 2001 Systems: Demo and Prep labs Years: 2008

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Piping	Does not exist
Condenser Water Pump	Does not exist
Cooling Coils in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 327, 326, 325, 323, 313, 305, 261, 225, 223 and 217
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Does not exist
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Thermostat	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiters	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Elevators	
	Does not exist
Escalators	
	Does not exist
Non-auditorium Handicap Lift	
	Does not exist
Sidewalk / Ash Hoist	
Condition	Inspected
Deficiency	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	
	Inspected
Gravity System	
	Does not exist
Pressure Booster System	
	Does not exist
Water Service	
	Inspected
Service Piping (Water Main)	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	
	Does not exist
Water Main - RPZ	
	Does not exist
Domestic Hot Water System	
	Inspected
Domestic Hot Water Circulating Pump	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
	Does not exist
Gas Fired Domestic Water Heater	
Instance	Inspected
Instance	Basement
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	600 MBH/ 600 gal
Installation Year	2001
Deficiency	No deficiencies recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
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
House Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Crawl Space / Cracked Pipe
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage / Waste Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
EMERGENCY GENERATOR	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected

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Question	Response
FIXTURES	
Staff And Other	
Urinal	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	
Inspected	Inspected
Drinking Fountain	
Inspected	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Various Locations (9/11)
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Does not exist	Does not exist
Sink And Fountain Combo Unit	
Inspected	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Does not exist	Does not exist
GAS SERVICE	
Inspected	Inspected
Gas Distribution Piping	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Does not exist	Does not exist
HEATING	
Inspected	Inspected
Baseboard/Fin Tube	
Does not exist	Does not exist
Heating Coils In Ductwork	
Inspected	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	17
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	
Does not exist	Does not exist
Radiator / Convect	
Inspected	Inspected

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Question	Response
HEATING	
Radiator / Convect	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Thru out
Deficiency Quantity	180
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement- 4 blowers
Deficiency Quantity	350
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Thru out
Deficiency Quantity	1,700
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Thru out
Deficiency Quantity	1,700
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
	Inspected
Condition	2- Between Good and Fair

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	10,396
	MBH
Boiler Auxiliaries	
Boiler Blowdown/Piping System	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	CLOGGED
Deficiency Quantity	Basement-frozen valve for B#2- on close position
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 4
Violations	LEVEL 2
	No violations recorded
Boiler Breeching	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Boiler Damper (In Breeching)	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Boiler Emergency Stop Switch	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Boiler Feedwater System	
Boiler Feedwater Pump	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Boiler Feedwater Tank	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Feedwater Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Boiler Gas Burner	
	Does not exist
Boiler Gas/Oil Burner	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Boiler Header Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Double Check Valves	Inspected
	Does not exist

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
RPZ	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Oil Burner	
	Does not exist
Boiler Room Steam And Condensate Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner Control Panel	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
	Inspected
Coal-fired Boiler	
	Does not exist
Hot Water Boiler	
	Does not exist
Modular Boiler	
	Does not exist
Steam Boiler	
	Inspected
Instance	Basement
Instance Condition	1- Good
Instance Quantity	5,198
Instance Quantity Uom	MBH
Manufacturer	A L Eastmond and Sons
EquipmentId	7625-01
Capacity/Size	5198 MBH- Net
Installation Year	2001
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement
Instance Condition	1- Good
Instance Quantity	5,198
Instance Quantity Uom	MBH
Manufacturer	A L Eastmond
EquipmentId	7625-02
Capacity/Size	5198 MBH- Net
Installation Year	2001
Deficiency	No deficiencies recorded
Fuel Systems	
	Inspected
Boiler Fresh Air Louver/Damper	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Condition	2- Between Good and Fair

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HEATING PLANT	
Fuel Systems	
CO/Gas Leak Detection	
Deficiency	No deficiencies recorded
Fuel Oil Heater	
	Does not exist
Fuel Oil Level Gauge	
Condition	2- Between Good and Fair
Deficiency	CALIBRATION REQUIRED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Piping	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Tank	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
	Inspected
Instance	1st floor
CO Detector	
Instance on 1st floor	Does not exist
CO/Gas Leak Detector	
Instance on 1st floor	Does not exist
Gas System	
Instance on 1st floor	Does not exist
Grease Trap	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st floor	Does not exist
Hood Exhaust Fan	
Instance on 1st floor	Does not exist
Hood Fire Suppression System	
Instance on 1st floor	Does not exist
Hot Water Temperature Booster	

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Instance on 1st floor	Does not exist
Kitchen Sink	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance	Room# 308
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room# 308	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room# 308	Does not exist
Eye Wash	
Instance on Room# 308	Does not exist
Laboratory Hood	
Instance on Room# 308	Does not exist
Laboratory Sink	
Instance on Room# 308	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Inspected
Instance	Room# 309
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room# 309	Does not exist
Emergency Shower	
Instance on Room# 309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room# 309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room# 309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room# 309	Does not exist
Laboratory Hood	
Instance on Room# 309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room# 309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room# 309	Inspected

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Question	Response
SCIENCE PREP ROOM	
Make-up Air Unit	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Deluge Valve	Inspected
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Alarm Valve Assembly	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boys Bathrooms
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Basement- Audit blower bearing
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected

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Question	Response
VENTILATION	
Unit Ventilator	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	all class rooms
Deficiency Quantity	61
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROL/SWITCH
Deficiency Location/Instance	various floors but aligned(top of each other)
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded