

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

***Mechanical Inspection***

**M087**

School: P.S. 87 - MANHATTAN, 160 WEST 78 STREET, MANHATTAN, NY, 10024

InspectionId	Inspection Type	Time In	Last Edited
1263017	MECHANICAL	2008-12-10 08:13AM	2009-06-22 11:08AM

***Asset Data***

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: Smoke dampers/ Electric Hot Water Heater Years: 2008 Systems: DX Split A/C Unit Years: 2006

***Priority Condition***

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 Piping</b>	Does not exist
<b>Condenser Water Pump</b>	Does not exist
<b>Cooling Coils 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
Deficiency	No deficiencies recorded
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not exist
<b>Window Type A/C</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>Damper Actuator</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DDC Computer</b>	Does not exist
<b>Local Control Panel</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Pneumatic PRV Station</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Pneumatic Tubing</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Refrigerated Air Dryer</b>	Does not exist
<b>Temperature Control Air Compressor</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Temperature Control Air Compressor</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Temperature Control Thermostat</b>	
Condition	Inspected
Deficiency	No deficiencies recorded
<b>Temperature Control Zone Valve</b>	
Condition	Inspected
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Valve</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	
	Does not exist
<b>CONVEYING</b>	
	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Gravity System</b>	
	Inspected
<b>Pressure Booster System</b>	
	Does not exist
<b>Water Service</b>	
<b>Service Piping (Water Main)</b>	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	SHUT-OFF VALVE NOT HOLDING
Deficiency Location/Instance	Basement Crawl Space / 78th street side
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DETERIORATED
Deficiency Location/Instance	Basement Crawl Space / 78th street side
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Water Main - Double Check Valve</b>	
	Does not exist
<b>Water Main - RPZ</b>	
	Does not exist
<b>Domestic Hot Water System</b>	
<b>Domestic Hot Water Circulating Pump</b>	
	Inspected
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Domestic Hot Water Remote Storage Tank</b>	
	Does not exist
<b>Domestic Water Heat Exchanger</b>	
	Inspected
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Electric Domestic Water Heater</b>	
	Inspected
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Fired 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	Inspected
Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>House Trap</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Interior Floor Drain</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage / Waste Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
Condition	Does not exist
<b>Sump Pump</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER basement
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Vent Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Condition	Does not exist
<b>EMERGENCY GENERATOR</b>	
Condition	Does not exist
<b>FIXTURES</b>	
<b>Staff And Other</b>	
Condition	Inspected
<b>Boiler Room - Eye Wash</b>	
Condition	Does not exist
<b>Janitor Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Student</b>	
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Locker Room Shower</b>	Inspected
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Second Floor Gym Locker Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Sink And Fountain Combo Unit</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>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>HEATING</b>	Inspected
<b>Baseboard/Fin Tube</b>	Does not exist
<b>Heating Coils In Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Does not exist
<b>Radiator / Convectector</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Both MER rooms
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair

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<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Piping</b>	
Deficiency	No deficiencies recorded
<b>Steam Condensate Return System</b>	
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
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
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>STEAM SUPPLIED BY EXTERNAL SOURCES</b>	
<b>Terminal Fan Coil Unit</b>	
Does not exist	
<b>Unit Heater/Cabinet Heater</b>	
Does not exist	
<b>HEATING PLANT</b>	
Replacement Quantity	10,268
Replacement Uom	MBH
<b>Boiler Auxiliaries</b>	
<b>Boiler Blowdown/Piping System</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Breeching</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Damper (In Breeching)</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
<b>Boiler Feedwater Pump</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Tank</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Feedwater Piping</b>	
Inspected	

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater System</b>	
<b>Feedwater Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
	Does not exist
<b>Boiler Gas Burner</b>	
	Does not exist
<b>Boiler Gas/Oil Burner</b>	
	Does not exist
<b>Boiler Header Valve</b>	
	Inspected
Condition	3- Fair
Deficiency	STEAM - LEAKS
Deficiency Location/Instance	Boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
	Does not exist
<b>Boiler Make-up Water Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Oil Burner</b>	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Room Steam And Condensate Piping</b>	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Safety Valve</b>	
	Inspected
Condition	5- Poor
Deficiency	MISSING SAFETY VALVE PIPING
Deficiency Location/Instance	Boiler room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	4

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Safety Valve</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Burner Control Panel</b>	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler System</b>	
Inspected	
<b>Coal-fired Boiler</b>	
Does not exist	
<b>Hot Water Boiler</b>	
Does not exist	
<b>Modular Boiler</b>	
Does not exist	
<b>Steam Boiler</b>	
Inspected	
Instance	Boiler room
Instance Condition	3- Fair
Instance Quantity	5,134
Instance Quantity Uom	MBH
Manufacturer	Fitzgibbons
EquipmentId	43926-1
Capacity/Size	55.1 GPH
Installation Year	1954
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler room
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED REFRACTORY
Deficiency Location/Instance	Boiler room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler room
Instance Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Instance Quantity	5,134
Instance Quantity Uom	MBH
Manufacturer	Fitzgibbons
EquipmentId	43926-2
Capacity/Size	55.1 GPH
Installation Year	1954
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler room
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED REFRACTORY
Deficiency Location/Instance	Boiler room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Fuel Systems</b>	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Does not exist
<b>Fuel Oil Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Level Gauge</b>	Inspected
Condition	3- 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
<b>Fuel Oil Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Tank</b>	Inspected
Condition	3- Fair

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<b>HEATING PLANT</b>	
<b>Fuel Systems</b>	
<b>Fuel Oil Tank</b>	
Deficiency	No deficiencies recorded
<b>Fuel Transfer Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	Does not exist
<b>Oil Leak Detector In Tank Room</b>	Does not exist
<b>Overfill Alarm By Oil Fill</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance	1st floor
<b>CO Detector</b>	
Instance on 1st floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detector</b>	
Instance on 1st floor	Does not exist
<b>Gas System</b>	
Instance on 1st floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on 1st floor	Inspected
Instance Condition	3- 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>Deluge Valve</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

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	3- Fair
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
<b>Duct- Register / Diffuser</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fire / Smoke Damper</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER - 3RD Floor
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not exist