

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

Mechanical Inspection

M165

School: **P.S. 165 - MANHATTAN, 234 WEST 109 STREET, MANHATTAN, NY, 10025**

InspectionId	Inspection Type	Time In	Last Edited
49540	MECHANICAL	2008-11-06 08:38AM	2008-11-06 04:00PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant, Climate Control and Sump pumps Years: 2001 Systems: Window A/C Years: 2006 Systems: Bathroom Fixtures and Exhaust Fans Years: 2007

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	1- Good
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Zone Valve	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	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
Service Piping (Water Main)	Inspected
Condition	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	Inspected
Condition	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	Inspected
Instance	Basement Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	399MBH/400 Gallons
Installation Year	2001
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	3,000
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage / Waste Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement (pipe is cracked)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	550
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vent Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	270
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good

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Question	Response
FIXTURES	
Staff And Other	
Toilet	
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Inspected
Instance	Basement Gas Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	N/A
Installation Year	2001
Deficiency	No deficiencies recorded
HEATING	Inspected
Baseboard/Fin Tube	Does not exist
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement Fan Area
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Heating Coils In Ductwork	
Violations	No violations recorded
Hydronic Heating	
	Does not exist
Radiator / Convectector	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Classrooms, Hallways, offices and bathrooms (Some radiators were replaced in 1950.)
Deficiency Quantity	160
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement Fan Area
Deficiency Quantity	200
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	Throughout
Deficiency Quantity	1,500
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	DEFECTIVE PUMP
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
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1

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HEATING	
Steam Heating	
Steam Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	1st Floor (In Floor trench - Feeds 3 radiators in lobby -Radiators do not receive steam)
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
Terminal Fan Coil Unit	
Inaccessible	
Unit Heater/Cabinet Heater	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	1st Floor Multipurpose 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	1st Floor Multipurpose Room(New units in Boiler Room)
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Inspected	
Replacement Quantity	9,096
Replacement Uom	MBH
Boiler Auxiliaries	
Inspected	
Boiler Blowdown/Piping System	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Breeching	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Inspected	
Boiler Feedwater Pump	
Inspected	
Condition	2- Between Good and Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Boiler Feedwater Pump	
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Header Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Inspected
Double Check Valves	Does not exist
RPZ	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Oil Burner	Does not exist
Boiler Room Steam And Condensate Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Burner Control Panel	Inspected
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	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,548
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	7310-01
Capacity/Size	4548 MBH (Net)
Installation Year	2001
Deficiency	No deficiencies recorded
Instance	Boiler Room

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HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	1- Good
Instance Quantity	4,548
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	7310-02
Capacity/Size	4548 MBH (Net)
Installation Year	2001
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance	1st Floor
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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

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Question	Response
KITCHEN	
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
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	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Deluge Valve	Does not exist
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement and 1st Floor (Rooms 100D & 100F)
Deficiency Quantity	400
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	No deficiencies recorded
Exhaust Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist

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Question	Response
VENTILATION	
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist