

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

M165

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

InspectionId	Inspection Type	Time In	Last Edited
2090022	MECHANICAL	2010-11-02 09:22AM	2010-11-17 04:34PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX split serving MDF room Years: 2010 Systems: All five exhaust fan Years: 2008 Systems: Bathrooms fixtures Years: 2005 Systems: Heating plant , Climate Control, heating system and gas fired hot water heater . Years: 2001
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout the Building
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	21-40%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room # 507B and many other locations (about 65%)
Deficiency Quantity	80
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT THERMOSTATIC VALVE
Deficiency Location/Instance	Room # 216 and other locations
Deficiency Quantity	80
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PNEUMATIC PRV STATION
Deficiency Location/Instance	Boiler Room / leaks air
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	DEFECTIVE
Deficiency Location/Instance	Boiler Room / 1 of 3 total
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	399 MBH input/ 400 Gal.
Installation Year	2001
Source of Installation Year	Documented
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 the building
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
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room & cafeteria

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC WATER DISTRIBUTION PIPING	
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
HOUSE TRAP	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	1,250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room # 507 & line between 501 to 201
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE / WASTE PIPING	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	833
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	1st floor under kitchen female locker
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	
Does not exist	
SUMP PUMP	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
VENT PIPING	
Inspected	

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
VENT PIPING	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	417
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
FIXTURES	Inspected
STAFF AND OTHER	Inspected
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
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	3- 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
CO/GAS LEAK DETECTION	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS METER ROOM VENT	Inspected
Condition	1- Good

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Question	Response
GAS SERVICE	
GAS METER ROOM VENT	
Deficiency	No deficiencies recorded
GAS PRESSURE BOOSTER	
	Inspected
Instance	Basement gas meter room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	15,000 SCFH
Installation Year	2001
Source of Installation Year	Documented
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 room /auditorium blower
Deficiency Quantity	4
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
RADIATOR / CONVECTOR	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	200
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (VALVE, VENT)
Deficiency Location/Instance	Hallway and bathrooms /self contained valves
Deficiency Quantity	60
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
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 room /auditorium supply
Deficiency Quantity	75
Quantity Uom	L.F.
Potential Action	REPLACE

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Question	Response
HEATING	
STEAM HEATING	
MER Steam and Condensate Piping	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement fan room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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 Pumping System	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Oil tank room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	260
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Condition	Does not exist
UNIT HEATER/CABINET HEATER	
Condition	Inspected

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HEATING	
UNIT HEATER/CABINET HEATER	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Kitchen , cafeteria ,multipurpose room and main entrance
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	9,096
Replacement Uom	MBH
Instance	Basement
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	

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Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Basement
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
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	6
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	4,548
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	7310-02
Capacity/Size	4548 MBH Net
Installation Year	2001
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	1- Good

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Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Fuel Oil Storage/Supply System	
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
Instance	Room # 305A &324A
A/C EQUIPMENT	
Instance on Room # 305A &324A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room # 305A & 324A
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room # 305A &324A	Does not exist
KITCHEN	
Instance	1st floor
CO DETECTOR	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	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

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Question	Response
MDF ROOM	Inspected
Instance	Room # 410
A/C EQUIPMENT	
Instance on Room # 410	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room # 410	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room # 514	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room # 514	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO DETECTOR	
Instance on Room # 514	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room # 514	Does not exist
EYE WASH	
Instance on Room # 514	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room # 514	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room # 514	Does not exist
HOOD EXHAUST FAN	
Instance on Room # 514	Does not exist
LABORATORY SINK	
Instance on Room # 514	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room # 514	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room # 514	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
SPRINKLER PIPING	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement paint storage room , room 100E and room # 100F
Deficiency Quantity	150
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
EXHAUST FAN	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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