

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

Mechanical Inspection

M166

School: P.S. 166 - MANHATTAN, 132 WEST 89 STREET, MANHATTAN, NY, 10024

InspectionId	Inspection Type	Time In	Last Edited
2040005	MECHANICAL	2010-09-21 12:09PM	2011-06-09 02:09PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant. Years: 2001. Systems: Gas fired domestic water heater. Years: 2005. Systems: DX-Split A/C unit for MDF room. Exhaust fans. Years: 2010.
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	5,250
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

Condition Description	Component Affected	Location Description	Person(s) Notified
CO/Gas leak detection panel is not operational.	CO/Gas leak detection system.	Basement next to gas meter room.	Alejandro Rodriguez (custodian).

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	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Under construction
PACKAGED / ROOFTOP UNIT	Does not exist
PACKAGED TERMINAL A/C	Does not exist
REFRIGERANT PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
RETURN FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Inspected
Instance	Throughout.
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE
Deficiency Location/Instance	Throughout.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

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Question	Response
CLIMATE CONTROL SYSTEM	
DDC SYSTEM	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout old section.
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various locations.
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Does not exist
DUMBWAITERS	Does not exist
ELEVATORS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	Does not exist
DOMESTIC WATER SYSTEM	Inspected
DOMESTIC COLD WATER SYSTEM	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler room.
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Canariis
EquipmentId	N/A.
Capacity/Size	N/A.
Installation Year	1997
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Inspected
Condition	2- Between Good and Fair

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC COLD WATER SYSTEM	
Water Service	
Water Main - RPZ	
Deficiency	No deficiencies recorded
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Does not exist
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	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O Smith.
EquipmentId	N/A.
Capacity/Size	275 MBH/ 100 Gal.
Installation Year	2005
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
HOUSE TRAP	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement by oil tank room.
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
SEWAGE EJECTOR PUMP	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SUMP PUMP	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VENT PIPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist

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Question	Response
FIXTURES	Inspected
STAFF AND OTHER	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and 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
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STUDENT	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Inspected
Condition	3- Fair
Deficiency	CONTROL PANEL NOT OPERATIONAL
Deficiency Location/Instance	Basement/ outside gas meter room.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS PRESSURE BOOSTER	Inspected
Instance	Gas meter room.

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Question	Response
GAS SERVICE	
GAS PRESSURE BOOSTER	
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse.
EquipmentId	N/A.
Capacity/Size	15,300 SCFH.
Installation Year	2001
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Does not exist
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Does not exist
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
UNIT HEATER/CABINET HEATER	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Elevator machine room, generator room and basement.
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Replacement Quantity	7,796
Replacement Uom	MBH
Instance	Basement.
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	

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HEATING PLANT	
BOILER AUXILIARIES	
Instance on Basement.	Inspected
Boiler Auxiliary Piping	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement.	Inspected
Instance Condition	2- Between Good and Fair
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	Boiler room.
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH
Manufacturer	A.L Eastmond & Sons.
EquipmentId	7184-01
Capacity/Size	3898 MBH (Net).
Installation Year	2001
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Instance	Boiler room.
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH
Manufacturer	A.L Eastmond & Sons.
EquipmentId	7184-02
Capacity/Size	3898 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	2- Between Good and Fair
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)	
	Does not exist
KITCHEN	
Instance	Inspected
	1st floor (Room 112)
CO DETECTOR	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Kitchen.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS SYSTEM	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on 1st floor (Room 112)	Inspected

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Question	Response
KITCHEN	
HOOD	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN SINK	
Instance on 1st floor (Room 112)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF ROOM	
Instance	Inspected
	Room 202A (DX unit and window unit).
A/C EQUIPMENT	
Instance on Room 202A (DX unit and window unit).	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room 202A (DX unit and window unit).	Does not exist
SCIENCE DEMO ROOM	
Instance on Room 304.	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 304.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room 304.	Does not exist
EYE WASH	
Instance on Room 304.	Does not exist
FIXED LABORATORY HOOD	
Instance on Room 304.	Does not exist
LABORATORY SINK	
Instance on Room 304.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PORTABLE LABORATORY HOOD	
Instance on Room 304.	Does not exist
SCIENCE LAB	
	Does not exist
SCIENCE PREP ROOM	
	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected

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SPRINKLERS, STANDPIPE, FIRE SYSTEM	
DELUGE VALVE	Does not exist
FIRE BOOSTER PUMP ASSEMBLY	Does not exist
ROOF TANK	Does not exist
SIAMESE CONNECTION	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER HEAD	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Inspected
Hose Valve Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WATER GONG	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Kitchen roof (serving kitchen).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
METAL DUCTWORK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	Does not exist
UNIT VENTILATOR	Does not exist