

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

***Mechanical Inspection***

**M175**

School: **P.S. 175 - MANHATTAN, 175 WEST 134 STREET, MANHATTAN, NY, 10030**

InspectionId	Inspection Type	Time In	Last Edited
1263012	MECHANICAL	2008-12-03 08:32AM	2009-01-22 06:10PM

***Asset Data***

Question	Answer
Heating Plant Oil Number	4
Have any Systems/Major Building Components been upgraded?	Systems: Boiler #1 re-tubed; Boilers Fresh Air Louvers / Actuators. Years: 2008 Systems: Refrigerated Air Dryer Years: 2007 Systems: Ejector Pumps Years: 2005 Systems: DX Split System Years: 2006

***Priority Condition***

No condition recorded

***Inspection***

Question	Response
<b>MECHANICAL</b>	
<b>AIR CONDITIONING</b>	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
<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	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Throughout school 7 of 46 total units to be replaced by summer
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>Damper Actuator</b>	Does not exist
<b>DDC Computer</b>	Does not exist
<b>Local Control Panel</b>	Does not exist
<b>Pneumatic PRV Station</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic PRV Station</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pneumatic Tubing</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Refrigerated Air Dryer</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Temperature Control Air Compressor</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Temperature Control Thermostat</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	3rd floor room 325
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Temperature Control Zone Valve</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Valve</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiters</b>	Does not exist
<b>Elevators</b>	Does not exist
<b>Escalators</b>	Does not exist
<b>Non-auditorium Handicap Lift</b>	Does not exist
<b>Sidewalk / Ash Hoist</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	HYDRAULIC:INOPERABLE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Does not exist
<b>Hydraulic/Pneumatic Booster System</b>	Inspected
<b>Domestic Cold Water Tank</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Hydraulic/Pneumatic Booster System</b>	
<b>Domestic Cold Water Tank</b>	
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>Pressure Booster Pump</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Water Pressure Booster - Compressor</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler 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>Water Service</b>	Inspected
<b>Service Piping (Water Main)</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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>	Inspected
<b>Domestic Hot Water Circulating Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Electric Domestic Water Heater</b>	Does not exist
<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	3- Fair
Deficiency	LEAKS
Deficiency Location/Instance	Basement by domestic water heat exchanger
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>House Trap</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Interior Floor Drain</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Sewage / Waste Piping</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Sewage Ejector Pump</b>	
Condition	Inspected
Deficiency	1- Good
<b>Sump Pump</b>	
Condition	Does not exist
<b>Vent Piping</b>	
Condition	Inspected
Deficiency	3- Fair
<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
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Toilet</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Urinal</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Student</b>	
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Locker Room Shower</b>	
Condition	Does not exist
<b>Sink And Fountain Combo Unit</b>	
Condition	Inspected
Deficiency	3- Fair
<b>Toilet</b>	
Condition	Inspected
Deficiency	3- Fair

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	
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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist
<b>HEATING</b>	Inspected
<b>Baseboard/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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	DEFECTIVE
Deficiency Location/Instance	3rd floor stairwell cannot get heat
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2- Between Good and 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	West MER
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	West MER @ Aud. Blower
Deficiency Quantity	25
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return System</b>	
Condition	Inspected
Deficiency	3- Fair
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	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>STEAM SUPPLIED BY EXTERNAL SOURCES</b>	
Condition	Does not exist
<b>Terminal Fan Coil Unit</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Unit Heater/Cabinet Heater</b>	
Condition	Does not exist
<b>HEATING PLANT</b>	
Condition	Inspected
Replacement Quantity	12,608
Replacement Uom	MBH
<b>Boiler Auxiliaries</b>	
Condition	Inspected
<b>Boiler Blowdown/Piping System</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Breeching</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Damper (In Breeching)</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Condition	Inspected
<b>Boiler Feedwater Pump</b>	
Condition	Does not exist
<b>Boiler Feedwater Tank</b>	
Condition	Does not exist

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater System</b>	
<b>Feedwater Piping</b>	Inspected
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	DEFECTIVE
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>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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner Control Panel</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

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<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	Basement boiler room
Instance Condition	3- Fair
Instance Quantity	6,304
Instance Quantity Uom	MBH
Manufacturer	NRC-US
EquipmentId	47217-1
Capacity/Size	70 GPH
Installation Year	1958
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement 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
Instance	Basement - boiler room
Instance Condition	3- Fair
Instance Quantity	6,304
Instance Quantity Uom	MBH
Manufacturer	NRC-US
EquipmentId	47217-2
Capacity/Size	70 GPH
Installation Year	1958
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	3
Quantity Uom	EACH
Potential Action	REPLACE
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	1- Good
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	4- Between Fair and Poor

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Fuel Systems</b>	
<b>Fuel Oil Level Gauge</b>	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room - 1 of 2, for tank #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Fuel Oil Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Tank</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Transfer Pump</b>	
Condition	Inspected
Deficiency	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>	
Instance	Inspected
Instance	First floor
<b>CO Detector</b>	
Instance on First floor	Does not exist
<b>CO/Gas Leak Detector</b>	
Instance on First floor	Does not exist
<b>Gas System</b>	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on First floor	Does not exist
<b>Hood</b>	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen (1 of 2)
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>Hood Exhaust Ductwork</b>	
Instance on First floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Hood Fire Suppression System</b>	
Instance on First floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement by domestic water heat exchanger
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>Kitchen Sink</b>	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	20279 25-0944996
<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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>VENTILATION</b>	
<b>Fire / Smoke Damper</b>	Does not exist
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	West MER @ Gym Blower
Deficiency Quantity	1
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