

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

Mechanical Inspection

X075

School: P.S. 75 - BRONX, 984 FAILE STREET, BRONX, NY, 10459

InspectionId	Inspection Type	Time In	Last Edited
1198047	MECHANICAL	2009-01-15 08:40AM	2009-07-10 11:34AM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Boilers, oil tank, boiler auxiliaries, climate Control system. Domestic hot water storage heater and circulating pump. Fuel oil system. Years: 2000

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	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Does not exist
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	DEFECTIVE
Deficiency Location/Instance	5th floor, gym thermostats, Rm 503
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

X075

Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Thermostat	
Violations	No violations recorded
Temperature Control Zone Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rms 402, 408,410, 3rd floor hall near stair E3
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiters	Does not exist
Elevators	Does not exist
Escalators	Does not exist
Non-auditorium Handicap Lift	Does not exist
Sidewalk / Ash Hoist	Inspected
Condition	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Basement 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
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Inspected
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	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

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

Mechanical Inspection

X075

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
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	Precision Boilers
EquipmentId	N/A
Capacity/Size	800 MBH
Installation Year	2000
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	LEAKS
Deficiency Location/Instance	Basement boiler room and fan room
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout 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	4th floor hall drinking fountain, 3rd ft hall drinking fountain, Rm 204 combo sink drinking fountain
Deficiency Quantity	3
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	
	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
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout building

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

Mechanical Inspection

X075

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
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
Sewage / Waste Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout 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	LEAKS
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	40
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vent Piping	
Condition	3- Fair
Deficiency	No deficiencies 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
Deficiency	No deficiencies recorded
Urinal	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
	Inspected

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

Mechanical Inspection

X075

Question	Response
FIXTURES	
Student	
Lavatory/Sink	
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
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
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	18,000 SCFH
Installation Year	2000
Deficiency	No deficiencies recorded
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan rooms
Deficiency Quantity	8
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 building

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

Mechanical Inspection

X075

Question	Response
HEATING	
Radiator / Convect	
Deficiency Quantity	160
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Rm 414b, 417, 352,203
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	MISSING GUARD/SHIELD
Deficiency Location/Instance	Main Entrance, Exit A&C, Vestibule
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- 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
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	LEAKS
Deficiency Location/Instance	Basement fan room
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
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 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	LEAKS

NYC Department of Education
 Building Condition Assessment Survey 2008-2009

Mechanical Inspection

X075

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	
Deficiency Location/Instance	3rd floor girls toilet
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout 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	LEAKS
Deficiency Location/Instance	5th floor boys toilet, 3rd floor hall
Deficiency Quantity	20
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
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Condition	Does not exist
Terminal Fan Coil Unit	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Condition	Does not exist
HEATING PLANT	
Condition	Inspected
Replacement Quantity	9,096
Replacement Uom	MBH
Boiler Auxiliaries	
Condition	Inspected
Boiler Blowdown/Piping System	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Breeching	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X075

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Inspected
Condition	2- Between Good and Fair
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement boiler room Condensate return piping.
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	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	Basement boiler room
Instance Condition	1- Good

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

Mechanical Inspection

X075

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity	4,548
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	7507-1
Capacity/Size	4548 MBH NET
Installation Year	2000
Deficiency	No deficiencies recorded
Instance	Basement boiler room
Instance Condition	1- Good
Instance Quantity	4,548
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	7507-2
Capacity/Size	4548 MBH NET
Installation Year	2000
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	2- Between Good and Fair
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	1- Good
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	1st floor kitchen
CO Detector	
Instance on 1st floor kitchen	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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

Mechanical Inspection

X075

Question	Response
KITCHEN	
CO/Gas Leak Detector	
Instance on 1st floor kitchen	Does not exist
Gas System	
Instance on 1st floor kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st floor kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st floor kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st floor kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st floor kitchen	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	1st floor kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood Fire Suppression System	
Instance on 1st floor kitchen	Does not exist
Hot Water Temperature Booster	
Instance on 1st floor kitchen	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement South Fan 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
Kitchen Sink	
Instance on 1st floor kitchen	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

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

Mechanical Inspection

X075

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Alarm Valve Assembly	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	3- Fair
Deficiency	DETERIORATED
Deficiency Location/Instance	Basement fan room auditorium exhaust fan belt
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	DETERIORATED
Deficiency Location/Instance	Basement fan room Auditorium blower belt
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	1st Floor Multipurpose Rooms and 5th floor gym
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded