

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

Mechanical Inspection

X155

School: **P.S. 754 (OLD IS155) - BRONX, 470 JACKSON AVENUE, BRONX, NY, 10455**

InspectionId	Inspection Type	Time In	Last Edited
1198066	MECHANICAL	2009-02-09 12:53PM	2009-07-10 12:01PM

Asset Data

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: Science lab Rm 300 and science prep Rm 302 make-up air units installed Years: 2008 Systems: Climate control systems, including compressors, tanks, refrigerated dryers, prr station and control valves for steam coils steam supply. Years: 2003 Systems: Automatic chemical treatment for boilers Years: 2003 Systems: Acid neutralization tank Years: 2003 Systems: Boilers 2 & 3 re-tubed Years: 2003

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	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rm 349 3rd floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	1- Good

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Question	Response
CENTRAL ACID WASTE NEUTRALIZING TANK	
Deficiency	No deficiencies recorded
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	3- Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Water Main - RPZ	Does not exist
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
Condition	3- Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
Domestic Water Heat Exchanger	
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	
Gas Fired Domestic Water Heater	
Oil Fired Domestic Water Heater	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
House Trap	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage / Waste Piping	
Condition	3- Fair
Deficiency	CLOGGED
Deficiency Location/Instance	Basement / Floods during heavy rain
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
Sump Pump	
Condition	3- Fair
Deficiency	No deficiencies recorded
Vent Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
EMERGENCY GENERATOR	
FIXTURES	
Staff And Other	
Boiler Room - Eye Wash	
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 345 and Boys Locker Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	Inspected
Baseboard/Fin Tube	Inspected

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Question	Response
HEATING	
Baseboard/Fin Tube	
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Condition	Does not exist
Radiator / Convectector	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	
Condition	Inspected
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan room B2
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	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement boiler room B 7 & basement fan room B2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement fan room B2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement boiler room B7
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	
Condition	Inspected
Deficiency	3- Fair

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Question	Response
HEATING	
Steam Heating	
Steam Piping	
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Two 1st floor classrooms
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Condition	Inspected
Replacement Quantity	16,764
Replacement Uom	MBH
Boiler Auxiliaries	
Boiler Blowdown/Piping System	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Boiler Breeching	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Boiler Feedwater Pump	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Feedwater Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Gas Burner	
Boiler Gas/Oil Burner	
Boiler Header Valve	
Condition	Does not exist
Condition	Does not exist
Condition	Inspected
Condition	3- Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Header Valve	
Deficiency	STEAM - LEAKS
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Make-up Water Backflow Preventer	
	Does not exist
Boiler Make-up Water Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	350
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Burner Control Panel	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	3- Fair
Instance Quantity	5,588

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity Uom	MBH
Manufacturer	Federal Boilers
EquipmentId	52542-1
Capacity/Size	7197 MBH Gross
Installation Year	1966
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
Deficiency	DAMAGED INSULATION
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement boiler room
Instance Condition	3- Fair
Instance Quantity	5,588
Instance Quantity Uom	MBH
Manufacturer	Federal Boilers
EquipmentId	52542-2
Capacity/Size	7197 MBH Gross
Installation Year	1966
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
Deficiency	DAMAGED INSULATION
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement boiler room
Instance Condition	3- Fair
Instance Quantity	5,588
Instance Quantity Uom	MBH
Manufacturer	Federal Boilers
EquipmentId	52542-3
Capacity/Size	7197 MBH Gross
Installation Year	1966
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
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
Deficiency	DAMAGED INSULATION
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CO/Gas Leak Detection	Does not exist
Fuel Oil Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / Pump Leaks
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR

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Question	Response
HEATING PLANT	
Fuel Systems	
Fuel Transfer Pump	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	Does not exist
Oil Leak Detector In Tank Room	Does not exist
Overfill Alarm By Oil Fill	Does not exist
KITCHEN	Inspected
Instance	Basement kitchen
CO Detector	
Instance on Basement kitchen	Does not exist
CO/Gas Leak Detector	
Instance on Basement kitchen	Does not exist
Gas System	
Instance on Basement kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement kitchen	Inspected
Instance Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood	
Instance on Basement kitchen	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on Basement kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement kitchen	Does not exist
Hot Water Temperature Booster	
Instance on Basement kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Kitchen Sink	
Instance on Basement kitchen	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance	Rm 300
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rm 300	Does not exist
CO Detector	
Instance on Rm 300	Does not exist
CO/Gas Leak Detector	
Instance on Rm 300	Does not exist
Emergency Shower	
Instance on Rm 300	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rm 300	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rm 300	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rm 300	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Rm 300	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rm 300	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rm 300	Does not exist
SCIENCE PREP ROOM	
Instance	Rm 302
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rm 302	Does not exist
Emergency Shower	
Instance on Rm 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rm 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE PREP ROOM	
Hood Exhaust Ductwork	
Instance on Rm 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rm 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Rm 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rm 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rm 302	Does not exist
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	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan rooms B2 , B18, auditorium fan room
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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Question	Response
VENTILATION	
Heating And Ventilating Unit	
Violations	No violations recorded
Metal Ductwork	
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement fan room B16 , fans F32 and F 33
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist