

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

K176

Asset: P.S. 176 - BROOKLYN, 1225 69 STREET, New York, 11219

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| ME : K176 | Mechanical | 2017-11-28 8:38 AM | 2017-11-28 2:37 PM |

Asset Data

| Question | Answer |
|--|--|
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 10,000 |
| Total # of below ground tanks | 0 |
| Total capacity of all below ground tanks in gal. | 0 |
| Total # of water main service entries to the asset | 2 |
| MERs/Fan Rooms Locations | Original Building 1st Floor MER, MER 102, Penthouse Fan Room |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| Are there any Emergency Stop Switches with Missing Hammers? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | Yes |
| Location(s) | Rooms 105, 121 |
| Have any Systems/Major Building Components been upgraded? | Yes |
| | Systems: Boiler Feedwater System |
| | Years: 2016 |
| | Systems: CO/Gas Leak Detection |
| | Years: 2013 |
| | Systems: Gas Fired Domestic Water Heater |
| | Years: 2012 |
| | Systems: Kitchen - Hood Fire Suppression System |
| | Years: 2007 |

Priority Condition

| Priority Condition Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Status | Photo/Image |
|-------------------------------------|-------------------|-----------------------|--------------------|----------------------|--------------------|-----------------|--------|-------------|
| No condition recorded | | | | | | | | |

Inspection

| Question | Response |
|---|--|
| Mechanical | |
| AIR CONDITIONING | Does not Exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not Exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not Exist |
| Pneumatic System | Inspected |
| Instance | Throughout |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 21-40% |
| Deficiency | DEFECTIVE TEMPERATURE CONTROL THERMOSTAT |
| Deficiency Location/Instance | Various locations |
| Deficiency Quantity | 50 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |

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| Question | Response |
|--|--|
| CLIMATE CONTROL SYSTEM | |
| Pneumatic System | |
| Violations | No violations recorded. |
| Hybrid System | Does not Exist |
| Electric System | Does not Exist |
| COMPACTOR | Does not Exist |
| CONVEYING | Inspected |
| Dumbwaiter | Inspected |
| Are all the existing dumbwaiters operable? | Yes |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Elevator | Inspected |
| Are all the existing elevators operable? | Yes |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Escalator | Does not Exist |
| Non-auditorium Handicap Lift - Vertical | Does not Exist |
| Non-auditorium Handicap Lift - Stair | Does not Exist |
| Ash Hoist | 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 | Does not Exist |
| Water Service | Inspected |
| Instance | 1st Floor Multipurpose Room South |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | 1st Floor Multipurpose Room South |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Instance | 1st Floor Corridor next to Exit 8 |
| Instance Condition | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | 1st Floor Corridor next to Exit 8 |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |

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| Question | Response |
|--|---------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | Inspected |
| Water Service | |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Domestic Hot Water System | Inspected |
| 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 |
| Instance Manufacturer | A.O. Smith |
| Equipment | N/A |
| Capacity/Size Quantity | 199 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 100 |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2012 |
| Source of Installation | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | Does not Exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Interior Storm Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sewage Ejector Pump | Does not Exist |
| Sump Pump | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies 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 | 3 - Fair |

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| Question | Response |
|-------------------------------------|-----------------------------|
| FIXTURES | |
| Staff And Other | |
| Lavatory/Sink | Inspected |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Student | |
| Drinking Fountain | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 3 - Fair |
| 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 | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | |
| Does not Exist | |
| GAS SERVICE | |
| Inspected | |
| Gas Distribution Piping | |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Exhaust Fan | |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Vent | |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | |
| Does not Exist | |
| CO/Gas Leak Detection | |
| Instance | Boiler Room, Gas Meter Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2013 |
| Source of Installation | Custodial Staff |
| Deficiency | No deficiencies recorded |
| HEATING | |
| Inspected | |
| Heating Coil In Ductwork | |
| Condition | 3 - Fair |

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| Question | Response |
|---|--|
| HEATING | |
| Heating Coil In Ductwork | Inspected |
| Deficiency | No deficiencies recorded |
| Hydronic Heating | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 3 - Fair |
| Deficiency | AUXILIARY (VALVE,VENT): DEFECTIVE |
| Deficiency Location/Instance | Corridors |
| Deficiency Quantity | 10 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Steam Heating | Inspected |
| F&T/Steam Drip Trap | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Multipurpose Rooms, Original Building 1st Floor MER, MER 102 |
| Deficiency Quantity | 10 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| MER Steam and Condensate Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Steam Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | 1st Floor Multipurpose Room North |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Terminal Unit Thermostatic Trap | Inspected |
| Condition | 5 - Poor |

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| Question | Response |
|--|--------------------------|
| HEATING | |
| Steam Heating | |
| Terminal Unit Thermostatic Trap | |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Throughout |
| Deficiency Quantity | 140 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Steam supplied by External Sources | Does not Exist |
| Unit Heater/Cabinet Heater | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | |
| Replacement Quantity | 17,196 |
| Replacement Uom | MBH Net |
| Instance on Original Building - 1st Floor | Inspected |
| Burner Type | Dual Fuel (Gas/Oil) |
| Heating Plant Oil Number | 2 |
| Boiler Auxiliaries | Inspected |
| Instance on Original Building - 1st Floor | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Flue Exhaust | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Original Building - 1st Floor | Inspected |

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|--|----------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Room Steam And Condensate Piping | |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler System | |
| Instance on Original Building - 1st Floor | Inspected |
| Coal-fired Boiler | |
| Instance on Original Building - 1st Floor | Does not Exist |
| Hot Water Boiler | |
| Instance on Original Building - 1st Floor | Does not Exist |
| Modular Boiler | |
| Instance on Original Building - 1st Floor | Does not Exist |
| Steam Boiler | |
| Instance on Original Building - 1st Floor | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 8,598 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 8241-01 |
| Capacity/Size Quantity | 8,598 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1998 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 8,598 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 8241-02 |
| Capacity/Size Quantity | 8,598 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1998 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Fuel System | |
| Instance on Original Building - 1st Floor | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE ACTUATOR |

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| Question | Response |
|---|---|
| HEATING PLANT | |
| Fuel System | |
| Boiler Fresh Air Louver/Damper | |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Burner/Burner Control Panel | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | OVERFILL ALARM BY OIL FILL: DEFECTIVE |
| Deficiency Location/Instance | Ovington Avenue |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Deficiency | OIL LEAK DETECTOR IN TANK ROOM: DEFECTIVE |
| Deficiency Location/Instance | Oil Tank Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Gas Trains And Vent At The Boiler | |
| Instance on Original Building - 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Enclosed IDF Room | |
| Instance on Original Building - Rooms 364, 464, 564 | Inspected |
| Dedicated A/C Equipment | |
| Instance on Original Building - Rooms 364, 464, 564 | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DOES NOT EXIST |
| Deficiency Location/Instance | Original Building - Rooms 364, 464, 564 |
| Deficiency Quantity | 3 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |

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|---|---------------------------|
| Enclosed IDF Room | |
| Dedicated A/C Equipment | |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| KITCHEN | Inspected |
| Instance on 1st Floor | Inspected |
| CO Detector | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas System | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Grease Trap | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Hood | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hot Water Temperature Booster | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Kitchen Sink | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Original Building - Room 264 | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Original Building - Room 264 | Inspected |
| Condition | 2 - Between Good and 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 |

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| Question | Response |
|---|-----------------------------|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| Dry Sprinkler Alarm Valve Assembly | Does not Exist |
| Wet Sprinkler Alarm Valve Assembly | Does not Exist |
| Fire Booster Pump Assembly | Does not Exist |
| Roof Tank | Does not Exist |
| Siamese Connection | Does not Exist |
| Sprinkler Head | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Rooms 105, 121 |
| Deficiency Quantity | 10 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations 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 |
| Exhaust Fan | Inspected |
| Approximate Total # of Fans | 1-25 |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE MOTOR |
| Deficiency Location/Instance | Penthouse Fan Room |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Condition | 3 - Fair |
| Deficiency | DAMAGED FLEXIBLE CONNECTION |
| Deficiency Location/Instance | MER 102, Penthouse Fan Room |
| Deficiency Quantity | 8 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Deficiency | DEFECTIVE DUCTWORK |

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| Question | Response |
|------------------------------|---------------------------------|
| VENTILATION | |
| Metal Ductwork | |
| Deficiency Location/Instance | Original Building 1st Floor MER |
| Deficiency Quantity | 40 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Supply Fan | |
| | Inspected |
| Approximate Total # of Fans | 1-5 |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE MOTOR |
| Deficiency Location/Instance | Original Building 1st Floor MER |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Unit Ventilator | |
| | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |