

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

**Electrical Inspection**

**K048**

School: P.S. 48 - BROOKLYN, 6015 18 AVENUE, BROOKLYN, NY, 11205

InspectionId	Inspection Type	Time In	Last Edited
1251099	ELECTRICAL	2009-03-23 12:03PM	2009-07-08 01:53PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Theater Lighting and Dimming Systems Years: 2009 Systems: FA-Systems / Partial Years: 2004 Systems: Panel Boards in Corridors, Electrical Meter Room, Boiler Room, Switchboards in Boiler Room Motor Starters in Mechanical Rooms, Emergency and Exit lighting Systems Years: 2000 Systems: PA-Systems, Local Sound Systems, Lighting Exterior Security Years: 1999 Systems: LAN, Telephone   PBX/ Intercom Years: 2006 Systems: Lighting in Staircases, Staff Toilets Years: 2005 Systems: Emergency Lights Battery Packs / Partial Years: 2008 Systems: TELEPHONE   Standard Years: 2003

**Priority Condition**

No condition recorded

**Inspection**

Question	Response
<b>ELECTRICAL</b>	
<b>ATHLETIC FIELD</b>	Does not exist
<b>AUDITORIUM</b>	Inspected
Instance	2nd Floor
<b>House Lighting</b>	
Instance on 2nd Floor	Inspected
<b>Lighting Fixture - Fluorescent</b>	
Instance on 2nd Floor	Inspected
<b>Pendant Mounted</b>	
Instance on 2nd Floor	Does not exist
<b>Recessed Mounted</b>	
Instance on 2nd Floor	Does not exist
<b>Surface Mounted</b>	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	
Instance on 2nd Floor	Does not exist
<b>Lighting Fixture - Incandescent</b>	
Instance on 2nd Floor	Does not exist
<b>Local Sound System</b>	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Projection System</b>	
Instance on 2nd Floor	Inspected

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<b>Question</b>	<b>Response</b>
<b>AUDITORIUM</b>	
<b>Projection System</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Theater Lighting System</b>	
Instance on 2nd Floor	Inspected
<b>Dimming System</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Theater Lighting</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>AUXILIARY SIGNAL/BELL SYSTEM</b>	
Condition	3- Fair
Replacement Quantity	60,000
Replacement Uom	S.F.
Deficiency	No deficiencies recorded
<b>CAFETERIA</b>	
	Does not exist
<b>CAFETERIA/MULTIPURPOSE ROOM</b>	
Instance	Inspected
	First Floor (East and West)
<b>Lighting</b>	
Instance on First Floor (East and West)	Inspected
<b>Lighting Fixture - Fluorescent</b>	
Instance on First Floor (East and West)	Inspected
<b>Pendant Mounted</b>	
Instance on First Floor (East and West)	Does not exist
<b>Recessed Mounted</b>	
Instance on First Floor (East and West)	Does not exist
<b>Surface Mounted</b>	
Instance on First Floor (East and West)	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	
Instance on First Floor (East and West)	Does not exist
<b>Lighting Fixture - Incandescent</b>	
Instance on First Floor (East and West)	Does not exist
<b>Local Sound System</b>	
Instance on First Floor (East and West)	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Theater Lighting System</b>	
Instance on First Floor (East and West)	Does not exist
<b>CITY FIRE ALARM SYSTEM</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE</b>	
	Inspected
<b>Lighting</b>	
	Inspected
<b>Lighting Fixture - Fluorescent</b>	
	Inspected
<b>Pendant Mounted</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Recessed Mounted</b>	
	Does not exist

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<b>Question</b>	<b>Response</b>
<b>CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE</b>	
<b>Lighting</b>	
<b>Lighting Fixture - Fluorescent</b>	
<b>Surface Mounted</b>	Inspected
Condition	3- Fair
Deficiency	LIGHTING FIXTURE BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	LIGHTING FIXTURE LENS MISSING
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL LENS
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lighting Fixture - HID</b>	Does not exist
<b>Lighting Fixture - Incandescent</b>	Inspected
<b>Pendant Mounted</b>	Inspected
Condition	3- Fair
Deficiency	LIGHTING FIXTURE BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	LIGHTING FIXTURE NOT OPERATIONAL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Recessed Mounted</b>	Does not exist
<b>Surface Mounted</b>	Inspected
Condition	3- Fair
Deficiency	LIGHTING FIXTURE BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>COMPUTER LAB</b>	Does not exist
<b>ELECTRIC SERVICE SWITCH</b>	Inspected
Instance	Electrical Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Metropolitan Electric MFG. Co.

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<b>Question</b>	<b>Response</b>
<b>ELECTRIC SERVICE SWITCH</b>	
Model	Metropolitan Electric MFG. Co,
EquipmentId	Service Switch
Capacity/Size	1200 Amps
Installation Year	1965
Deficiency	SWITCH BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Electrical Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>EMERGENCY DC STANDBY BATTERY POWER</b>	
	Does not exist
<b>EMERGENCY GENERATOR SET</b>	
	Does not exist
<b>EMERGENCY LIGHT/EXIT LIGHT PANEL</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>EMERGENCY LIGHTING</b>	
	Inspected
<b>Battery Pack</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Connected To Emergency Generator System</b>	
	Does not exist
<b>Connected To Emergency Light/Exit Light Panel</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Relay Test Switch</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>EXIT LIGHT</b>	
	Inspected
<b>Battery Pack</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Connected To Emergency Generator System</b>	
	Does not exist
<b>Connected To Emergency Light/Exit Light Panel</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FIRE ALARM SYSTEM</b>	
	Inspected
Replacement Quantity	60,000
Replacement Uom	S.F.
<b>Area Smoke Detector</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Bell/Horn</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Duct Smoke Detector</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Elevator Recall</b>	
	Does not exist
<b>Fan Shutdown Control</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fire Alarm Digital Communicator</b>	
	Does not exist
<b>Fused Cutout Panel</b>	
	Inspected

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<b>Question</b>	<b>Response</b>
<b>FIRE ALARM SYSTEM</b>	
<b>Fused Cutout Panel</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heat Detector</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Magnetic Door Holder Contactor</b>	
Does not exist	
<b>Main Panel</b>	
Inspected	
<b>Bell At Panel</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fire Alarm Control Panel (Electronic)</b>	
Does not exist	
<b>Fire Alarm Control Panel (Standard)</b>	
Inspected	
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Edwards
EquipmentId	Fire Alarm
Capacity/Size	4 circuits
Installation Year	1965
Deficiency	PANEL BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Manual Pull Station</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Remote Annunciator</b>	
Does not exist	
<b>Sprinkler Flow/Air Pressure Switch</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Strobe</b>	
Does not exist	
<b>Sub-Panel</b>	
Inspected	
<b>Bell At Panel</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fire Alarm Control Panel (Electronic)</b>	
Inspected	
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Edwards
Model	EST-2
EquipmentId	Fire Alarm Control Panel
Capacity/Size	2 zones
Installation Year	2004
Deficiency	No deficiencies recorded
<b>Fire Alarm Control Panel (Standard)</b>	
Inspected	
Instance	Boiler Room
Instance Condition	3- Fair

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Question	Response
<b>FIRE ALARM SYSTEM</b>	
<b>Sub-Panel</b>	
<b>Fire Alarm Control Panel (Standard)</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Edwards
EquipmentId	Sprinkler Control Board
Capacity/Size	2 circuits
Installation Year	1965
Deficiency	PANEL BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Tamper Flow Switch/Chain</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GROUNDING SYSTEM</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GYMNASIUM</b>	Does not exist
<b>INTERCOM SYSTEM</b>	Does not exist
<b>KITCHEN/WARMING PANTRY</b>	Inspected
<b>Lighting</b>	Inspected
<b>Lighting Fixture - Fluorescent</b>	Inspected
<b>Pendant Mounted</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	Does not exist
<b>Surface Mounted</b>	Does not exist
<b>Lighting Fixture - HID</b>	Does not exist
<b>Lighting Fixture - Incandescent</b>	Does not exist
<b>LAN</b>	Inspected
<b>Local Distribution Frame (I/LDF)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Main Equipment Rack (MDF)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Inspected
Instance	Room 304
Has LAN/Modem access	Yes
<b>Lighting</b>	
Instance on Room 304	Inspected
<b>Lighting Fixture - Fluorescent</b>	
Instance on Room 304	Inspected
<b>Pendant Mounted</b>	
Instance on Room 304	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	
Instance on Room 304	Does not exist

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<b>Question</b>	<b>Response</b>
<b>LIBRARY</b>	
<b>Lighting</b>	
<b>Lighting Fixture - Fluorescent</b>	
<b>Surface Mounted</b>	
Instance on Room 304	Does not exist
<b>Lighting Fixture - HID</b>	
Instance on Room 304	Does not exist
<b>Lighting Fixture - Incandescent</b>	
Instance on Room 304	Does not exist
<b>Raceway With Receptacles</b>	
Instance on Room 304	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LIGHTING - EXTERIOR SECURITY</b>	Inspected
Condition	2- Between Good and Fair
Replacement Quantity	21
Replacement Uom	EACH
Deficiency	No deficiencies recorded
<b>LIGHTNING PROTECTION</b>	Does not exist
<b>LOCKER ROOM/SHOWER ROOM</b>	Does not exist
<b>MOTOR CONTROL CENTER</b>	Does not exist
<b>MOTOR STARTER/CONTACTOR</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	MOTOR STARTER BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Mechanical Room near kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>MULTIPURPOSE ROOM</b>	Does not exist
<b>PANEL BOARD</b>	Inspected
<b>Fused Disconnect Switch Type</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fused Knife Switch Type</b>	Does not exist
<b>Fused Toggle Switch Type</b>	Inspected
Condition	3- Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Electrical Meter Room, Corridor (near Auditorium)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Molded Case Circuit Breaker Type</b>	Inspected
Condition	3- Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cafeteria Multipurpose (East and West), Boiler Room, Corridors
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE

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<b>Question</b>	<b>Response</b>
<b>PANEL BOARD</b>	
<b>Molded Case Circuit Breaker Type</b>	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>PUBLIC ADDRESS SYSTEM</b>	
	Inspected
Replacement Quantity	60,000
Replacement Uom	S.F.
Instance	General Office
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Rauland Telecenter IV
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SECURITY</b>	
	Inspected
Replacement Quantity	60,000
Replacement Uom	S.F.
<b>Intrusion Alarm</b>	
	Inspected
<b>Central Control Panel</b>	
	Inspected
Instance	Electrical Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	ADEMCO / VISTA-50P / VISTA-50PUL
Deficiency	No deficiencies recorded
<b>Infrared Sensor</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Panic Switch</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Remote Annunciator</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Siren/Strobe</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Ultrasonic Sensor</b>	
	Does not exist
<b>IPDVS/CCTV System</b>	
	Does not exist
<b>SWIMMING POOL</b>	
	Does not exist
<b>SWITCHBOARD</b>	
	Inspected
<b>Air Circuit Breaker Type</b>	
	Does not exist
<b>Fused Disconnect Switch Type</b>	
	Inspected
Instance	Electrical Equipment Room ( Basement)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Metropolitan Electric
EquipmentId	N/A
Capacity/Size	1200 Amps total, 3 sections
Installation Year	1965

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<b>Question</b>	<b>Response</b>
<b>SWITCHBOARD</b>	
<b>Fused Disconnect Switch Type</b>	
Deficiency	SWITCHBOARD BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SWITCHBOARD ID IS MISSING
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SWITCHBOARD NAME PLATE IS MISSING
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	Power Panel Boiler Control -1
Capacity/Size	400 Amps total, 1 section
Installation Year	2000
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	Power Panel Boiler Control -2
Capacity/Size	400 Amps total, 1 section
Installation Year	2000
Deficiency	No deficiencies recorded
<b>Fused Knife Switch Type</b>	Does not exist
<b>Molded Case Circuit Breaker Type</b>	Does not exist
<b>TELEPHONE</b>	Inspected
<b>PBX/Intercom</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Standard</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOM - STAFF</b>	Inspected
<b>Lighting</b>	Inspected
<b>Lighting Fixture - Fluorescent</b>	Inspected
<b>Pendant Mounted</b>	Inspected
Condition	3- Fair

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Question	Response
<b>TOILET ROOM - STAFF</b>	
<b>Lighting</b>	
<b>Lighting Fixture - Fluorescent</b>	
<b>Pendant Mounted</b>	
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	Does not exist
<b>Surface Mounted</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	Does not exist
<b>Lighting Fixture - Incandescent</b>	Inspected
<b>Pendant Mounted</b>	Does not exist
<b>Recessed Mounted</b>	Does not exist
<b>Surface Mounted</b>	Inspected
Condition	3- Fair
Deficiency	LIGHTING FIXTURE BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>TOILET ROOM - STUDENT</b>	Inspected
<b>Lighting</b>	Inspected
<b>Lighting Fixture - Fluorescent</b>	Inspected
<b>Pendant Mounted</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	Does not exist
<b>Surface Mounted</b>	Does not exist
<b>Lighting Fixture - HID</b>	Does not exist
<b>Lighting Fixture - Incandescent</b>	Does not exist
<b>TRANSFORMER</b>	Does not exist
<b>TV SYSTEM</b>	Inspected
<b>Cable Service</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Main Equipment Rack</b>	Does not exist
<b>Master Antenna System</b>	Does not exist