

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

**Mechanical Inspection**

**K048**

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

InspectionId	Inspection Type	Time In	Last Edited
1188099	MECHANICAL	2009-03-23 10:54AM	2009-04-01 03:50PM

**Asset Data**

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: 75 window A/C Type Units , Handicap Lift Years: 2008 Systems: DX Split A/C Unit Years: 2007 Systems: Kitchen Grease Trap Years: 2006 Systems: Climate Control System , Gas Fired Domestic Water Heater , 2 Hot water Circulating Pumps , 2 Sumps pumps , Heating Plant , 2 Cabinet Heater , 1 Exhaust Fan , 1 Heating & Ventilating Unit . Years: 2000

**Priority Condition**

Condition Description	Component Affected	Location Description	Person(s) Notified
Control Panel Not operational	CO/Gas Leak Detection system	Next to Gas Meter Room	Custodian: Keith Russell

**Inspection**

Question	Response
<b>MECHANICAL</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not exist
<b>Condenser Water Piping</b>	Does not exist
<b>Condenser Water Pump</b>	Does not exist
<b>Cooling Coils in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	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	1- Good
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>Damper Actuator</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DDC Computer</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Local Control Panel</b>	Does not exist
<b>Pneumatic PRV Station</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pneumatic Tubing</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE: LEAKS AIR
Deficiency Location/Instance	Room # 505 , 555 , and other Rooms
Deficiency Quantity	150
Quantity Uom	LF
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Refrigerated Air Dryer</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Temperature Control Air Compressor</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Temperature Control Thermostat</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Temperature Control Zone Valve</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Valve</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room # 555 , Hallways , Staircases , Bathrooms
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sidewalk / Ash Hoist</b>	Does not exist
<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>	Does not exist
<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

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
<b>Water Main - RPZ</b>	Does not exist
<b>Domestic Hot Water System</b>	
<b>Domestic Hot Water Circulating Pump</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Hot Water Remote Storage Tank</b>	
<b>Domestic Water Heat Exchanger</b>	
<b>Electric Domestic Water Heater</b>	
<b>Gas Fired Domestic Water Heater</b>	
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	P V I
EquipmentId	N / A
Capacity/Size	600,000 BTU/HR / 250 GAL.
Installation Year	2000
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	
<b>Domestic Water Distribution Piping</b>	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout / Cold & Hot Piping
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
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>House Trap</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Interior Floor Drain</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Interior Storm Piping</b>	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	600
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage / Waste Piping</b>	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	400
Quantity Uom	L.F.
Potential Action	REPLACE

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sewage / Waste Piping</b>	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Does not exist
<b>EMERGENCY GENERATOR</b>	
	Does not exist
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Boiler Room - Eye Wash</b>	Does not exist
<b>Janitor Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	1- Good

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Meter Room Vent</b>	
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist
<b>HEATING</b>	
<b>Baseboard/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Heating Coils In Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 110 , Kitchen Storage Room next to room #107
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REMOVE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Hydronic Heating</b>	Does not exist
<b>Radiator / Convectector</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	90
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 110 , kitchen Storage Room next to room #107/ 2 Supply Fan
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REMOVE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,400
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	Room # 203A , 505 , Cafeteria & Cafeteria Multipurpose Room

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Piping</b>	
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return System</b>	
Condition	Inspected
Condition	1- Good
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room / Pump leaks
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 Piping</b>	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,400
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STEAM SUPPLIED BY EXTERNAL SOURCES</b>	
Does not exist	
<b>Terminal Fan Coil Unit</b>	
Does not exist	
<b>Unit Heater/Cabinet Heater</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Main Entrance Exit 1 Ceiling / 1 of 3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Main Entrance Exit 1 Ceiling / 1 of 3 noisy Fan
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
Condition	Inspected
Replacement Quantity	6,496
Replacement Uom	MBH
<b>Boiler Auxiliaries</b>	
Inspected	

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Blowdown/Piping System</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Breeching</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Damper (In Breeching)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	Inspected
<b>Boiler Feedwater Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Tank</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Feedwater Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Gas Burner</b>	Does not exist
<b>Boiler Gas/Oil Burner</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Header Valve</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	Inspected
<b>Double Check Valves</b>	Does not exist
<b>RPZ</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Oil Burner</b>	Does not exist
<b>Boiler Room Steam And Condensate Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Burner Control Panel</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
<b>Coal-fired Boiler</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	Does not exist
<b>Modular Boiler</b>	Does not exist
<b>Steam Boiler</b>	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,248
Instance Quantity Uom	MBH
Manufacturer	E. A. EASTMOND & SONS INC.
EquipmentId	8410-01
Capacity/Size	3248 MBH (Net)
Installation Year	2000
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,248
Instance Quantity Uom	MBH
Manufacturer	E. A. EASTMOND & SONS INC.
EquipmentId	8410 - 02
Capacity/Size	3248 MBH ( Net )
Installation Year	2000
Deficiency	No deficiencies 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>	Inspected
Condition	3- Fair
Deficiency	CONTROL PANEL NOT OPERATIONAL
Deficiency Location/Instance	Boiler Room next to Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Fuel Oil Heater</b>	Does not exist
<b>Fuel Oil Level Gauge</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Tank</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fuel Transfer Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Oil Leak Detector In Tank Room</b>	Inspected
Condition	2- Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Fuel Systems</b>	
<b>Oil Leak Detector In Tank Room</b>	
Deficiency	No deficiencies recorded
<b>Overfill Alarm By Oil Fill</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	School Back Yard / False Alarm on all the time
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	Inspected
Instance	1st floor
<b>CO Detector</b>	
Instance on 1st floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detector</b>	
Instance on 1st floor	Does not exist
<b>Gas System</b>	
Instance on 1st floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st floor	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on 1st floor	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on 1st floor	Does not exist
<b>Hood Fire Suppression System</b>	
Instance on 1st floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
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>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
Deluge Valve	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Alarm Valve Assembly	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<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	1- Good
Deficiency	No deficiencies recorded
<b>Fire / Smoke Damper</b>	Does not exist
<b>Heating And Ventilating Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 110 , kitchen Storage Room next to room #107
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	REMOVE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Supply Fan</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 110 , kitchen Storage Room next to room #107
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REMOVE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Unit Ventilator</b>	Does not exist