

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

M040

School: **P.S. 40 - MANHATTAN, 319 EAST 19 STREET, MANHATTAN, NY, 10003**

InspectionId	Inspection Type	Time In	Last Edited
2090027	MECHANICAL	2010-11-08 08:50AM	2010-12-24 12:23AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Roof top units serving renovated 5th floor ,Climate Control , condensate return pumping system, F&T traps and terminal units thermostatic traps . Years: 2003 Systems: DX split serving MDF room # 217 Years: 2007 Systems: Heating and ventilating units serving gym and auditorium Years: 2008 Systems: Fixture partially (5 toilet rooms on 1st, 2nd and 3rd floors), drinking fountains, domestic hot water circulating pump, external source steam components Years: 2009
Are there fuel tanks?	No

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	Inspected
Instance	Old wing roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-2
Capacity/Size	12.5 Tons
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Old wing roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-1 & RTU-3
Capacity/Size	7.5 Tons each
Installation Year	2003
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
PACKAGED TERMINAL A/C	Does not exist
REFRIGERANT PIPING	Does not exist
RETURN FAN	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Inspected
Instance	5th floor old wing
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout the building except for 5th floor ,gym and auditorium
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room # 402 and other locations (15% of thermostats)
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Auditorium on 1st floor
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT THERMOSTATIC VALVE
Deficiency Location/Instance	Rooms 200, 204, 405 and other rooms.
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUMBWAITERS	Does not exist
ELEVATORS	Does not exist
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	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	Inspected
Electric Pressure Booster System	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC COLD WATER SYSTEM	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	Inspected
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	1- Good
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room / 1 of 2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O.Smith
EquipmentId	N/A
Capacity/Size	200 MBH input
Installation Year	1975
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	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
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	3- Fair

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC WATER DISTRIBUTION PIPING	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building / except for 5th floor(2900LF out of 3000LF)
Deficiency Quantity	2,900
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	Boiler room (mixing valve leaking)
Deficiency Quantity	1
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 the new wing
Deficiency Quantity	500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE / WASTE PIPING	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout old & new wing except for 5th floor(800 LF out of 833 LF)
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	
	Does not exist
SUMP PUMP	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
VENT PIPING	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the original building except for 5th floor
Deficiency Quantity	250
Quantity Uom	L.F.

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
VENT PIPING	
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
STAFF AND OTHER	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
STUDENT	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
CO/GAS LEAK DETECTION	
	Does not exist
GAS DISTRIBUTION PIPING	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	
	Does not exist
GAS METER ROOM VENT	
	Does not exist
GAS PRESSURE BOOSTER	
	Does not exist
HEATING	
	Inspected
BASEBOARD/FIN TUBE	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
HEATING COILS IN DUCTWORK	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded

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Question	Response
HEATING	
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	165
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM HEATING	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout except for 5th floor (1500 LF out of 1700 LF)
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room (2/4) and basement (1/4)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building except for 5th floor(1500 LF out of 1700 LF)
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1- Good
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	1st floor staff lounge
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING	
STEAM HEATING	
Terminal Unit Thermostatic Trap	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
UNIT HEATER/CABINET HEATER	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Main lobby ,boys and girls bathrooms 1st floor (lobby has space heater and 2 terminal fan coil units)
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Instance	Inspected
Instance	Basement
Burner Type	Coal
Heating Plant Oil Number	N/A
BOILER AUXILIARIES	
Instance on Basement	Does not exist
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Inspected
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH
Manufacturer	F& T
EquipmentId	7216-2
Capacity/Size	N/A
Installation Year	1951
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH
Manufacturer	F&T
EquipmentId	7216-3
Capacity/Size	N/A
Installation Year	1928
Source of Installation Year	Documented

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Question	Response
HEATING PLANT	
BOILER SYSTEM	
Coal-fired Boiler	
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH
Manufacturer	F&T
EquipmentId	7216-4
Capacity/Size	N/A
Installation Year	1928
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Does not exist
FUEL SYSTEMS	
Instance on Basement	Does not exist
IDF (ENCLOSED ROOMS)	
Does not exist	
KITCHEN	
Inspected	
Instance	1st floor
CO DETECTOR	
Instance on 1st floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS SYSTEM	
Instance on 1st floor	Does not exist
GREASE TRAP	
Instance on 1st floor	Does not exist
HOOD	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
HOOD EXHAUST DUCTWORK	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st floor	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	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
KITCHEN SINK	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF ROOM	
Instance	Inspected
Instance	Room # 217
Instance	Room #327
A/C EQUIPMENT	
Instance on Room # 217	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room #327	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room # 327
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room # 217	Does not exist
Instance on Room #327	Does not exist
SCIENCE DEMO ROOM	
Instance on Room # 500	Does not exist
SCIENCE LAB	
Instance on Room # 500	Inspected
Alternative Use	No
Instance on Room # 501	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room # 500	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
SCIENCE LAB	
ACID WASTE NEUTRALIZING TANK	
Deficiency	No deficiencies recorded
Instance on Room # 501	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO DETECTOR	
Instance on Room # 500	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room # 501	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room # 500	Does not exist
Instance on Room # 501	Does not exist
EYE WASH	
Instance on Room # 500	Does not exist
Instance on Room # 501	Does not exist
FIXED LABORATORY HOOD	
Instance on Room # 500	Does not exist
Instance on Room # 501	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room # 500	Does not exist
Instance on Room # 501	Does not exist
HOOD EXHAUST FAN	
Instance on Room # 500	Does not exist
Instance on Room # 501	Does not exist
LABORATORY SINK	
Instance on Room # 500	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room # 501	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room # 500	Does not exist
Instance on Room # 501	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room # 500	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room # 501	Does not exist
SCIENCE PREP ROOM	
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
DELUGE VALVE	
FIRE BOOSTER PUMP ASSEMBLY	
ROOF TANK	
SIAMESE CONNECTION	
SPRINKLER ALARM VALVE ASSEMBLY	
SPRINKLER HEAD	
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
SPRINKLER PIPING	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement old wing
Deficiency Quantity	200
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
STANDPIPE SYSTEM	Does not exist
WATER GONG	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	1- Good
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Basement fan room /HV unit serving gym
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
METAL DUCTWORK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	Does not exist
UNIT VENTILATOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	2nd & 3rd floor of new addition
Deficiency Quantity	16
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded