

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

Electrical Inspection

M048

School: P.S. 48 - MANHATTAN, 4360-78 BROADWAY, MANHATTAN, NY, 10033

InspectionId	Inspection Type	Time In	Last Edited
1990031	ELECTRICAL	2010-11-09 08:45AM	2011-05-06 02:33PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Smart Boards Years: 2010 Systems: Six (6) of 15 CCTV Replaced Years: 2008 Systems: Local Access Network Years: 2004 Systems: PBX/Intercom Years: 2004 Systems: Intrusion Alarm System Years: 2000 Systems: All other electrical systems/components Years: 1993
Type of Service	Below Ground

Priority Condition

Condition Description	Component Affected	Location Description	Person(s) Notified
Water Infiltration on Floor	Electrical Panelboards	Boiler Room C-10	Robert Albino, Fireman
Leaking Fuel	Emergency Generator	Emergency Generator Room C-8	Robert Albino, Fireman

Inspection

Question	Response
ELECTRICAL	
ATHLETIC FIELD	Does not exist
AUDITORIUM	Inspected
Instance	1st Floor
HOUSE LIGHTING	
Instance on 1st Floor	Inspected
Does a Chandelier Exist?	No
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on 1st Floor	Does not exist
Lighting Fixture - HID	
Instance on 1st Floor	Does not exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
AUDITORIUM	
LOCAL SOUND SYSTEM	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
PROJECTION SYSTEM	
Instance on 1st Floor	Does not exist
THEATER LIGHTING SYSTEM	
Instance on 1st Floor	Inspected
Dimming System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Theater Lighting	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
AUXILIARY SIGNAL/BELL SYSTEM	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
CAFETERIA	
Instance	Inspected
Instance	2nd Floor
LIGHTING	
Instance on 2nd Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 2nd Floor	Inspected
Pendant Mounted	
Instance on 2nd Floor	Does not exist
Recessed Mounted	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
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
Surface Mounted	
Instance on 2nd Floor	Does not exist
Lighting Fixture - HID	
Instance on 2nd Floor	Does not exist
Lighting Fixture - Incandescent	
Instance on 2nd Floor	Does not exist
LOCAL SOUND SYSTEM	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CITY FIRE ALARM SYSTEM	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
Instance	Inspected
LIGHTING	
Does a Chandelier Exist?	Inspected
Does a Chandelier Exist?	No

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Question	Response
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
LIGHTING	
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Inspected
Condition	3- Fair
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
Recessed Mounted	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	Inspected
Condition	3- Fair
Deficiency	LIGHTING FIXTURE LAMP NOT OPERATIONAL/MISSING
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lighting Fixture - HID	Does not exist
Lighting Fixture - Incandescent	Does not exist
SMART BOARD	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
COMPUTER LAB	Inspected
Instance	Room 321
Has LAN/Modem access	Yes
Power Panel?	Yes
LIGHTING	
Instance on Room 321	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 321	Inspected
Pendant Mounted	
Instance on Room 321	Does not exist
Recessed Mounted	
Instance on Room 321	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on Room 321	Does not exist
Lighting Fixture - HID	
Instance on Room 321	Does not exist
Lighting Fixture - Incandescent	
Instance on Room 321	Does not exist
RACEWAY WITH RECEPTACLES	
Instance on Room 321	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
EMERGENCY DC STANDBY BATTERY POWER	Does not exist
EMERGENCY GENERATOR SET	Inspected

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Question	Response
EMERGENCY GENERATOR SET	
AUTOMATIC TRANSFER SWITCH (ATS)	Inspected
Instance	Electrical Room C-2
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Onan
EquipmentId	Transfer Switch 1
Capacity/Size	800 Amps
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room C-2
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Onan
EquipmentId	Transfer Switch 2
Capacity/Size	125 Amps
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Emergency Generator Room C-8
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Onan
EquipmentId	Transfer Switch 3
Capacity/Size	225 Amps
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Emergency Generator Room C-8
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Onan
EquipmentId	Transfers Switch 4
Capacity/Size	225 Amps
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
BATTERY CHARGER	Inspected
Instance	Emergency Generator Room C-8
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Cummins
EquipmentId	24V Battery Float Charger
Capacity/Size	10 AmpsDC, 24 VDC
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
DIESEL	Inspected
Instance	Emergency Generator Room C-8
Instance Condition	5- Poor

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Question	Response
EMERGENCY GENERATOR SET	
DIESEL	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Onan
EquipmentId	Emergency Generator
Capacity/Size	375 kVA, 300 kW, 1042 Amps
Installation Year	1993
Source of Installation Year	Documented
Deficiency	LEAKING FUEL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
NATURAL GAS	Does not exist
EMERGENCY LIGHT/EXIT LIGHT PANEL	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EMERGENCY LIGHTING	Inspected
BATTERY PACK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
EXIT LIGHT	Inspected
BATTERY PACK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
EXIT/EMERGENCY LIGHT	Does not exist
FIRE ALARM SYSTEM	Inspected
AREA SMOKE DETECTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
BELL/HORN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUCT SMOKE DETECTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
ELEVATOR RECALL	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
FAN SHUTDOWN CONTROL	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
FIRE ALARM DIGITAL COMMUNICATOR	Inspected
Instance	Telecommunication Room 120
Instance Condition	3- Fair

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Question	Response
FIRE ALARM SYSTEM	
FIRE ALARM DIGITAL COMMUNICATOR	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Wells Fargo
EquipmentId	Fire Alarm Communicator
Capacity/Size	5 Zones
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUSED CUTOOUT PANEL	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEAT DETECTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MAGNETIC DOOR HOLDER CONTACTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MAIN PANEL	Inspected
Bell At Panel	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Lobby
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Notifier
Model	XP Series Transponder
EquipmentId	Main Fire Alarm Panel
Capacity/Size	48 Zones
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Standard)	Does not exist
MANUAL PULL STATION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
REMOTE ANNUNCIATOR	Inspected
Display Monitor	Does not exist
Panel	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Printer	Does not exist
Punch Register	Does not exist
SPRINKLER FLOW/AIR PRESSURE SWITCH	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STROBE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUB-PANEL	Inspected
Bell At Panel	Inspected
Condition	3- Fair

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Question	Response
FIRE ALARM SYSTEM	
SUB-PANEL	
Bell At Panel	
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Auditorium Stage
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Notifier
Model	System 5000
EquipmentId	Fire Detection and Alarm System
Capacity/Size	48 Zones
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Auditorium Stage
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Notifier
Model	RP 1001
EquipmentId	Deluge. Pre Action Control Panel
Capacity/Size	10 Zones
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Standard)	Does not exist
TAMPER FLOW SWITCH/CHAIN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GROUNDING SYSTEM	Inaccessible
GYMNASIUM	Inspected
Instance	2nd Floor
LIGHTING	
Instance on 2nd Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 2nd Floor	Does not exist
Lighting Fixture - HID	
Instance on 2nd Floor	Inspected
Pendant Mounted	
Instance on 2nd Floor	Does not exist
Recessed Mounted	
Instance on 2nd Floor	Does not exist
Surface Mounted	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	LIGHTING FIXTURE LAMP NOT OPERATIONAL/MISSING
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lighting Fixture - Incandescent	

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Question	Response
GYMNASIUM	
LIGHTING	
Lighting Fixture - Incandescent	
Instance on 2nd Floor	Does not exist
LOCAL SOUND SYSTEM	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCOREBOARD	
Instance on 2nd Floor	Does not exist
THEATER LIGHTING SYSTEM	
Instance on 2nd Floor	Does not exist
INTERCOM SYSTEM	Inspected
ELEVATOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HOLDING AREA	Does not exist
KITCHEN/WARMING PANTRY	Inspected
Instance	2nd Floor
LIGHTING	
Instance on 2nd Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 2nd Floor	Inspected
Pendant Mounted	
Instance on 2nd Floor	Does not exist
Recessed Mounted	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on 2nd Floor	Does not exist
Lighting Fixture - HID	
Instance on 2nd Floor	Does not exist
Lighting Fixture - Incandescent	
Instance on 2nd Floor	Does not exist
LAN	Inspected
LOCAL DISTRIBUTION FRAME (I/LDF)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MAIN EQUIPMENT RACK (MDF)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Inspected
Instance	Room 314
Has LAN/Modem access	Yes
LIGHTING	
Instance on Room 314	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 314	Inspected
Pendant Mounted	
Instance on Room 314	Does not exist
Recessed Mounted	
Instance on Room 314	Inspected
Instance Condition	3- Fair

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Question	Response
LIBRARY	
LIGHTING	
Lighting Fixture - Fluorescent	
Recessed Mounted	
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on Room 314	Does not exist
Lighting Fixture - HID	
Instance on Room 314	Does not exist
Lighting Fixture - Incandescent	
Instance on Room 314	Does not exist
RACEWAY WITH RECEPTACLES	
Instance on Room 314	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SMART BOARD	
Instance on Room 314	Does not exist
LIGHTING - SECURITY LIGHTS	Inaccessible
LIGHTNING PROTECTION	Does not exist
LOCKER ROOM	Does not exist
MOTOR CONTROL CENTER	Does not exist
MOTOR STARTER/CONTACTOR	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MULTIPURPOSE ROOM	Does not exist
PANEL BOARD	Inspected
FUSED DISCONNECT SWITCH TYPE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FUSED KNIFE SWITCH TYPE	Does not exist
FUSED TOGGLE SWITCH TYPE	Does not exist
MOLDED CASE CIRCUIT BREAKER TYPE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PUBLIC ADDRESS SYSTEM	Inspected
Instance	General Office Room 113
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Multicom 2000 Bogen HTA 250A -
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SECURITY	Inspected
INTRUSION ALARM	Inspected
Central Control Panel	Inspected
Instance	Custodian Office Room 109
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Ademco Vista 50P
Deficiency	No deficiencies recorded

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Question	Response
SECURITY	
INTRUSION ALARM	
Infrared Sensor	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Panic Switch	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Remote Annunciator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Siren/Strobe	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ultrasonic Sensor	Does not exist
IPDVS/CCTV SYSTEM	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SERVICE SWITCH	Inspected
Instance	Electrical Room C-2
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	MDP 1 / Service Switch 1
Capacity/Size	3000 Amps
Source of Capacity/Size	Nameplate
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room C-2
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	MDP 2 / Service Switch 2
Capacity/Size	2500 Amps
Source of Capacity/Size	Nameplate
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not exist
SWITCHBOARD	Inspected
Water Penetration In Electrical Room?	No
Number of Spares	3
AIR CIRCUIT BREAKER TYPE	Does not exist
FUSED DISCONNECT SWITCH TYPE	Inspected
Instance	Electrical Room C-2
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	N/A
Capacity/Size	6000 Amps total, 4 sections
Source of Capacity/Size	Service Switch Size

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Question	Response
SWITCHBOARD	
FUSED DISCONNECT SWITCH TYPE	
Installation Year	1993
Source of Installation Year	Documented
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
Instance	Emergency Generator Room C-8 (for Emergency Generator)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	EDPG
Capacity/Size	1200 Amps total, 2 sections
Source of Capacity/Size	Switchboard Mains Size
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUSED KNIFE SWITCH TYPE	Does not exist
MOLDED CASE CIRCUIT BREAKER TYPE	Does not exist
TELEPHONE	Inspected
PBX/INTERCOM	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STANDARD	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOM - STAFF	Inspected
LIGHTING	Inspected
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Does not exist
Recessed Mounted	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	Does not exist
Lighting Fixture - Incandescent	Does not exist
TOILET ROOM - STUDENT	Inspected
LIGHTING	Inspected
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Does not exist
Recessed Mounted	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	Does not exist
Lighting Fixture - Incandescent	Does not exist

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Question	Response
TRANSFORMER	Does not exist
TV SYSTEM	Inspected
Cable System Exist?	Yes
Operational?	Yes
Master Antenna System Exist?	Yes
Operational?	No
MAIN EQUIPMENT RACK	Does not exist