

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

Mechanical Inspection

M048

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

InspectionId	Inspection Type	Time In	Last Edited
2090028	MECHANICAL	2010-11-09 08:56AM	2010-11-09 03:02PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Hydronic Hot Water Circulating Pumps ,VAV Boxes and some thermostats Years: 2010 Systems: CO/Gas Leak Detection System Years: 2009 Systems: Gas Fired Domestic Water Heater Years: 2008
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	12,275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
CHILLED WATER SYSTEM	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected
Instance	Room # C5
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	CH-1
Capacity/Size	100 Tons
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Room # C5
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	CH -2
Capacity/Size	100 Tons
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	3rd floor roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	ACC-1
Capacity/Size	N/A
Installation Year	1993
Source of Installation Year	Documented

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

Mechanical Inspection

M048

Question	Response
AIR CONDITIONING	
CHILLED WATER SYSTEM	
Air Cooled Condenser	
Deficiency	No deficiencies recorded
Instance	3rd floor roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	ACC -2
Capacity/Size	N/A
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Air Separator	Does not exist
Backflow Preventer	Does not exist
Central Station Air Handler	Does not exist
Chilled Water Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Chilled Water Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Chiller Emergency Stop Switch	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Cold Water Piping (A/C Make-up)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Expansion Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	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	Inspected
Indoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
PACKAGED / ROOFTOP UNIT	Does not exist
PACKAGED TERMINAL A/C	Does not exist
REFRIGERANT PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
RETURN FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M048

Question	Response
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Does not exist
DUMBWAITERS	Does not exist
ELEVATORS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Instance	Water Meter Room # C3
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump Corporation
EquipmentId	N/A
Capacity/Size	2 Pumps 1.5 HP each
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room # 125 (closet) /1 of 2

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

Mechanical Inspection

M048

Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC COLD WATER SYSTEM	
Water Service	
Water Main - RPZ	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	500 MBH input / 300 Gal.
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O.Smith
EquipmentId	N/A
Capacity/Size	75,100 BTU /H / 74 Gal.
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
DOMESTIC WATER DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
HOUSE TRAP	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SEWAGE / WASTE PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M048

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
SEWAGE EJECTOR PUMP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUMP PUMP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
VENT PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Inspected
DUAL TEMPERATURE PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE PUMP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE TERMINAL FAN COIL UNIT	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
STAFF AND OTHER	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STUDENT	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected

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

Mechanical Inspection

M048

Question	Response
GAS SERVICE	
CO/GAS LEAK DETECTION	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM VENT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS PRESSURE BOOSTER	Inspected
Instance	Basement Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Spencer
EquipmentId	N/A
Capacity/Size	150 CFM
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HYDRONIC HEATING	Inspected
Air Separator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Expansion Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	Does not exist
Hydronic Hot Water Circulating Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Hydronic Hot Water Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUTOMATIC AIR VENT
Deficiency Location/Instance	Basement and other locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
RADIATOR / CONVECTOR	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M048

Question	Response
HEATING	
STEAM HEATING	Does not exist
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
UNIT HEATER/CABINET HEATER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Inspected
Replacement Quantity	8,732
Replacement Uom	MBH
Instance	Basement
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Does not exist
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Inspected
Instance	Basement
Instance Condition	2- Between Good and Fair
Instance Quantity	4,366
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	106580- 01
Capacity/Size	4366 MBH Net
Installation Year	1993
Source of Installation Year	Documented

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

Mechanical Inspection

M048

Question	Response
HEATING PLANT	
BOILER SYSTEM	
Hot Water Boiler	
Deficiency	No deficiencies recorded
Instance	Basement
Instance Condition	2- Between Good and Fair
Instance Quantity	4,366
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	106580-02
Capacity/Size	4366 MBH Net
Installation Year	1993
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Does not exist
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	FUEL OIL LEVEL GAUGE:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
Instance	Room # 312 D
A/C EQUIPMENT	
Instance on Room # 312 D	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room # 312D
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Mechanical Inspection

M048

Question	Response
IDF (ENCLOSED ROOMS)	
A/C EQUIPMENT	
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room # 312 D	Does not exist
KITCHEN	
Instance	Inspected
Instance	2nd floor
CO DETECTOR	
Instance on 2nd floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	2nd floor
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 2nd floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on 2nd floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on 2nd floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	
Instance on 2nd floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 2nd floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 2nd floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOT WATER TEMPERATURE BOOSTER	
Instance on 2nd floor	Does not exist
KITCHEN SINK	
Instance on 2nd floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF ROOM	
Instance	Inspected
Instance	Room # 120
Instance	Room # 420
A/C EQUIPMENT	
Instance on Room # 120	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

M048

Question	Response
MDF ROOM	
A/C EQUIPMENT	
Instance on Room # 420	Does not exist
VENTILATION EQUIPMENT	
Instance on Room # 120	Does not exist
Instance on Room # 420	Inspected
Instance 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
DELUGE VALVE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIRE BOOSTER PUMP ASSEMBLY	Does not exist
ROOF TANK	Does not exist
SIAMESE CONNECTION	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER HEAD	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPRINKLER PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STANDPIPE SYSTEM	Inspected
Hose Valve Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WATER GONG	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not exist
VENTILATION	Inspected
EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room # C-12 /Elevator Machine Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2010-2011

Mechanical Inspection

M048

Question	Response
VENTILATION	
METAL DUCTWORK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	Does not exist
UNIT VENTILATOR	Does not exist