

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

Mechanical Inspection

M092

School: P.S. 92 - MANHATTAN, 222 WEST 134 STREET, MANHATTAN, NY, 10030

InspectionId	Inspection Type	Time In	Last Edited
1187007	MECHANICAL	2008-11-17 08:48AM	2009-06-18 09:06AM

Asset Data

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: Boilers re-tubing, climate control system, sump pumps, ejector pumps, seven terminal fan coil units, safety valves, f/t traps, terminal unit thermostatic traps Years: 2007 Systems: Science labs Years: 2009

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	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 143 (MDF) ,222 ,204
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Air Compressor	
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiters	
	Does not exist
Elevators	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	PASSENGER:HYDRAULIC:CONTROLLER NOT OPERATIONAL
Deficiency Quantity	Breaks down frequently, control panel has to be opened for ventilation or the elevator will not be operable
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Escalators	
	Does not exist
Non-auditorium Handicap Lift	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Sidewalk / Ash Hoist	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	HYDRAULIC:INOPERABLE
Deficiency Quantity	Basement to side walk level . Poor condition cab door
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 4
	PVT235512
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	
Gravity System	
	Does not exist
Pressure Booster System	
	Does not exist
Water Service	
Service Piping (Water Main)	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	
	Does not exist
Water Main - RPZ	
	Does not exist
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DETERIORATED

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
Deficiency Location/Instance	Boiler room-1/3
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 Remote Storage Tank	
Condition	Inspected
Deficiency	2- Between Good and Fair
Domestic Water Heat Exchanger	
Condition	Inspected
Deficiency	3- Fair
Electric Domestic Water Heater	
Condition	Does not exist
Gas Fired Domestic Water Heater	
Instance	Inspected
Instance Condition	Basement-Two units connected to hot water heat exchanger tank and also to a small tank dedicated for the kitchen
Instance Quantity	3- Fair
Instance Quantity Uom	2
Manufacturer	EACH
EquipmentId	Raypak
Capacity/Size	N/A
Installation Year	66 MBH / each
Deficiency	1993
Oil Fired Domestic Water Heater	
Condition	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE ISOLATION VALVE
Deficiency Quantity	Crawl spaces under bathrooms
Quantity Uom	4
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
DRAIN/WASTE/VENT AND STORM SYSTEM	
Condition	Inspected
House Trap	
Condition	Inspected
Deficiency	3- Fair
Interior Floor Drain	
Condition	Inspected
Deficiency	3- Fair
Interior Storm Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	LEAKS
Deficiency Quantity	Crawl space
Quantity Uom	20
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	
	No violations recorded

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage / Waste Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
EMERGENCY GENERATOR	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	1st floor/gym
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	1st floor Kindergarten classes
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	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	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Does not exist
Radiator / Convectector	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Room 214 , B4
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return System	
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	1- Good
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
Condition	Inspected
Deficiency	1- Good
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	3- Fair
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	11,180
Boiler Auxiliaries	
Boiler Blowdown/Piping System	
Condition	Inspected
Deficiency	3- Fair
Boiler Breeching	
Condition	Inspected
Deficiency	3- Fair
Boiler Damper (In Breeching)	
Condition	Inspected
Deficiency	3- Fair
Boiler Emergency Stop Switch	
Condition	Inspected
Deficiency	3- Fair
Boiler Feedwater System	
Boiler Feedwater Pump	
Does not exist	
Boiler Feedwater Tank	
Does not exist	
Feedwater Piping	
Condition	Inspected
Deficiency	3- Fair
Boiler Feedwater Treatment(Automatic)	
Does not exist	
Boiler Gas Burner	
Does not exist	
Boiler Gas/Oil Burner	
Does not exist	
Boiler Header Valve	
Condition	Inspected
Deficiency	3- Fair
Boiler Make-up Water Backflow Preventer	
Does not exist	
Boiler Make-up Water Piping	
Condition	Inspected
Deficiency	3- Fair
Boiler Oil Burner	
Condition	Inspected
Deficiency	3- Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Oil Burner	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Burner Control Panel	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler System	
Coal-fired Boiler	
Does not exist	
Hot Water Boiler	
Does not exist	
Modular Boiler	
Does not exist	
Steam Boiler	
Instance	Inspected
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	5,590
Instance Quantity Uom	MBH
Manufacturer	Gibraltar
EquipmentId	52368-1
Capacity/Size	60 GPH
Installation Year	1964
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Condition	3- Fair
Instance Quantity	5,590
Instance Quantity Uom	MBH
Manufacturer	Gibraltar
EquipmentId	52368-2
Capacity/Size	60 GPH
Installation Year	1964
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Does not exist
Fuel Oil Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	Inspected
Condition	3- Fair
Deficiency	CALIBRATION REQUIRED
Deficiency Location/Instance	Basement
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Does not exist
Oil Leak Detector In Tank Room	Does not exist
Overfill Alarm By Oil Fill	Does not exist
KITCHEN	Inspected
Instance	1st floor
CO Detector	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detector	

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Question	Response
KITCHEN	
CO/Gas Leak Detector	
Instance on 1st floor	Does not exist
Gas System	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen-1/2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on 1st floor	Inspected
Instance Condition	3- 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	Does not exist
Kitchen Sink	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Inspected	
Instance	Room 322 (portable hood)
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 322 (portable hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 322 (portable hood)	Does not exist
CO/Gas Leak Detector	
Instance on Room 322 (portable hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 322 (portable hood)	Does not exist
Eye Wash	

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Question	Response
SCIENCE LAB	
Eye Wash	
Instance on Room 322 (portable hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 322 (portable hood)	Does not exist
Hood Exhaust Fan	
Instance on Room 322 (portable hood)	Does not exist
Laboratory Hood	
Instance on Room 322 (portable hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 322 (portable hood)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 322 (portable hood)	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Deluge Valve	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Main Roof & Lower roof - (7/30) EF- 5 , 8 , 9 , 10 , 12 , 25 , 26.
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist

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Question	Response
VENTILATION	
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist