

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

Mechanical Inspection

M132

School: P.S. 132 - MANHATTAN, 185 WADSWORTH AVENUE, MANHATTAN, NY, 10033

InspectionId	Inspection Type	Time In	Last Edited
1263066	MECHANICAL	2009-02-25 08:27AM	2009-05-07 09:26AM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Climate control system -new thermostats throughout school Years: 2008 Systems: Heating plant Years: 2000 Systems: Fuel oil system for boilers Years: 2000 Systems: Gas service - new inlet piping , gas pressure booster , vent & exhaust fan Years: 2000

Priority Condition

Condition Description	Component Affected	Location Description	Person(s) Notified
CO / Gas Leak Detector sensors are defective	CO / Gas Leak Detector	Basement boiler room	Custodian - Mr. Armando Chavarria

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	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE UNIT
Deficiency Location/Instance	Room 302A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various locations 4 out of 10
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPAIR

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Question	Response
AIR CONDITIONING	
Window Type A/C	
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	Does not exist
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement boiler room 2 motors for compressor drive need repair
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Thermostat	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COMPACTOR	
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement 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
CONVEYING	
	Does not exist
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Service Piping (Water Main)	
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	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	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	199,000 Btu/hr / 225 Gal
Installation Year	2000
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
Does not exist	
Domestic Water Distribution Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	2,200
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
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 school
Deficiency Quantity	800
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	Outside area way storm pipe to main - 182st side
Deficiency Quantity	10

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage / Waste Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	533
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	Various locations
Deficiency Quantity	267
Quantity Uom	L.F.
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
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	
	Does not exist
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	1st floor by Custodian's office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
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	Eclipse
EquipmentId	N/A
Capacity/Size	18,000 SCFH
Installation Year	2000
Deficiency	No deficiencies recorded
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hydronic Heating	Does not exist
Radiator / Convectector	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school

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Question	Response
HEATING	
Radiator / Convectector	
Deficiency Quantity	150
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	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not exist
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	1,750
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	Inspected
Condition	1- Good
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler room - vacuum system float not working
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
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 school
Deficiency Quantity	1,750
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	Does not exist
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	5,854
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance	Basement boiler room
Instance Condition	1- Good
Instance Quantity	2,927
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	2799-1
Capacity/Size	3770 MBH Gross
Installation Year	2000
Deficiency	DAMAGED REFRACTORY
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	4
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement boiler room
Instance Condition	1- Good
Instance Quantity	2,927
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	2799-2
Capacity/Size	3770 MBH Gross
Installation Year	2000
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Condition	4- Between Fair and Poor
Deficiency	SENSORS NOT OPERATIONAL
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement tank room - rusty spots on top& sides due to water infiltration
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Fuel Systems	
Fuel Oil Tank	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Transfer Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	1st floor
CO Detector	
Instance on 1st floor	Does not exist
CO/Gas Leak Detector	
Instance on 1st floor	Does not exist
Gas System	
Instance on 1st floor	Does not exist
Grease Trap	
Instance on 1st floor	Does not exist
Hood	
Instance on 1st floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st floor	Does not exist
Hood Exhaust Fan	
Instance on 1st floor	Does not exist
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	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	Does not exist
Sprinkler Alarm Valve Assembly	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
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	3- Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement boiler room both sides - HP Steam driven
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Unit Ventilator	Does not exist