

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

Mechanical Inspection

M136

School: **I.S. 136 - MANHATTAN, 6 EDGECOMBE AVENUE, MANHATTAN, NY, 10030**

InspectionId	Inspection Type	Time In	Last Edited
49585	MECHANICAL	2008-11-06 09:06AM	2009-06-01 01:38PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant Years: 1998 Systems: DX- Split System Years: 2007

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	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Inspected
Instance	Health Clinic Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	N/A
Capacity/Size	N/A
Installation Year	1990
Deficiency	No deficiencies recorded
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	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Does not exist
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic PRV Station	
Condition	1- Good
Deficiency	No deficiencies recorded
Pneumatic Tubing	
Condition	1- Good
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	1- Good
Deficiency	No deficiencies recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiters	
	Does not exist
Elevators	
	Does not exist
Escalators	
	Does not exist
Non-auditorium Handicap Lift	
	Does not exist
Sidewalk / Ash Hoist	
Condition	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	
	Inspected
Gravity System	
	Inspected
Roof Tank	
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	
	Does not exist
Pressure Booster System	
	Inspected
Electric Pressure Booster System	
	Does not exist
Hydraulic/Pneumatic Booster System	
	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	RayPak
EquipmentId	N/A
Capacity/Size	211 MBH
Installation Year	1998
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
Deficiency Quantity	3,000
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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
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
Deficiency Quantity	1,250
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
Deficiency Quantity	833
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	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	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

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Question	Response
FIXTURES	
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	Inspected
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Between 3rd & 4th Floors
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	Does not exist
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
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	Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	16,000 scfh
Installation Year	1998
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement

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Question	Response
HEATING	
Heating Coils In Ductwork	
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	
	Does not exist
Radiator / Convect	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	95
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	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	250
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,700
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,700
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Replacement Quantity	10,322
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	2- Between Good and Fair
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	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Double Check Valves	Does not exist
RPZ	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	
Does not exist	
Boiler Room Steam And Condensate Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner Control Panel	
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	
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH
Manufacturer	A. L. Eastmond and Sons
EquipmentId	7834-01
Capacity/Size	5161 MBH (net)
Installation Year	1998
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	5,161
Instance Quantity Uom	MBH
Manufacturer	A. L. Eastmond and Sons
EquipmentId	7834-02
Capacity/Size	5161 MBH (net)
Installation Year	1998
Deficiency	No deficiencies recorded
Fuel Systems	
Inspected	
Boiler Fresh Air Louver/Damper	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	
Does not exist	
Fuel Oil Level Gauge	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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HEATING PLANT	
Fuel Systems	
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	No deficiencies 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	First Floor
CO Detector	
Instance on First Floor	Does not exist
CO/Gas Leak Detector	
Instance on First Floor	Does not exist
Gas System	
Instance on First Floor	Does not exist
Grease Trap	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on First Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on First Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on First Floor	Does not exist
Hot Water Temperature Booster	
Instance on First Floor	Does not exist
Kitchen Sink	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance	Rooms 409 and 309

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Question	Response
SCIENCE DEMO ROOM	
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Rooms 409 and 309	Does not exist
Emergency Shower	
Instance on Rooms 409 and 309	Does not exist
Eye Wash	
Instance on Rooms 409 and 309	Does not exist
Laboratory Hood	
Instance on Rooms 409 and 309	Does not exist
Laboratory Sink	
Instance on Rooms 409 and 309	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Rooms 409 and 309
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
SCIENCE LAB	
Instance	Inspected
Alternative Use	Rooms 401 and 405
Instance	No
Alternative Use	Room 301
Instance	No
Alternative Use	Room 303
Instance	No
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Does not exist
CO Detector	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 303	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 301	Does not exist
CO/Gas Leak Detector	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Does not exist
Emergency Shower	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Does not exist
Eye Wash	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 303	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	

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Question	Response
SCIENCE LAB	
Hood Exhaust Ductwork	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Does not exist
Hood Exhaust Fan	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Does not exist
Laboratory Hood	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 401 and 405	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 303	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 401 and 405	Does not exist
Instance on Room 301	Does not exist
Instance on Room 303	Does not exist
SCIENCE PREP ROOM	
Instance	Inspected
Alternative Use	Room 305
Instance	No
Alternative Use	Room 402A
Instance	Yes
Acid Waste Neutralizing Tank	
Instance on Room 305	Does not exist
Instance on Room 402A	Does not exist
Emergency Shower	
Instance on Room 305	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 402A	Does not exist
Eye Wash	
Instance on Room 305	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 402A	Does not exist
Hood Exhaust Ductwork	
Instance on Room 305	Does not exist
Instance on Room 402A	Does not exist
Hood Exhaust Fan	
Instance on Room 305	Does not exist
Instance on Room 402A	Does not exist
Laboratory Hood	

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Question	Response
SCIENCE PREP ROOM	
Laboratory Hood	
Instance on Room 305	Does not exist
Instance on Room 402A	Does not exist
Laboratory Sink	
Instance on Room 305	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 402A	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 402A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Make-up Air Unit	
Instance on Room 305	Does not exist
Instance on Room 402A	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	2- Between Good and 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	DEFECTIVE
Deficiency Location/Instance	Gym
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Exhaust Fan	
	Inspected
Condition	2- Between Good and 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

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Question	Response
VENTILATION	
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	76
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded