

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

Mechanical Inspection

M435

School: MANHTN CT FOR MATH & SCI. HS - M, 260 PLEASANT AVENUE, MANHATTAN, NY, 10029

InspectionId	Inspection Type	Time In	Last Edited
1263029	MECHANICAL	2009-01-05 08:17AM	2009-05-15 10:27AM

Asset Data

Question	Answer
Heating Plant Oil Number	N/A
Have any Systems/Major Building Components been upgraded?	Systems: Condensate return system , sump pumps Years: 2008 Systems: Domestic water inlet room B7 @ 114 th St., Sprinkler line room B 54 Years: 2007 Systems: Science Lab, Prep and Demo Rooms Years: 2006

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	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	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen Storage
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Under construction
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Under construction
Temperature Control Air Compressor	Under construction
Temperature Control Thermostat	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Thermostat	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Throughout school - 90% bad
Deficiency Quantity	100
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Throughout school - 90% bad
Deficiency Quantity	180
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiters	
	Does not exist
Elevators	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Escalators	
	Does not exist
Non-auditorium Handicap Lift	
	Under construction
Sidewalk / Ash Hoist	
	Does not exist
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	
	Inspected
Gravity System	
	Does not exist
Pressure Booster System	
	Under construction
Water Service	
	Inspected
Service Piping (Water Main)	
Condition	Inspected
Deficiency	2- Between Good and Fair
	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	
	Under construction
Domestic Hot Water Remote Storage Tank	
	Under construction
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Gas Fired Domestic Water Heater	
	Under construction
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded

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Question	Response
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	No deficiencies recorded
Sewage / Waste Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Under construction
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	Does not exist
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	Inaccessible
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	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
Gas Meter Room Exhaust Fan	Under construction
Gas Meter Room Vent	Under construction
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan rooms
Deficiency Quantity	40
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 / Convectector	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	240
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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan rooms
Deficiency Quantity	500
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 school
Deficiency Quantity	3,500
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	BEYOND USEFUL LIFE - NON DEFECTIVE

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return System	
Deficiency Location/Instance	Kitchen Storage
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	3,500
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	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	Does not exist
Terminal Fan Coil Unit	
Does not exist	Does not exist
Unit Heater/Cabinet Heater	
Under construction	Under construction
HEATING PLANT	
Under construction	Under construction
KITCHEN	
Inspected	Inspected
Instance	Basement
CO Detector	
Instance on Basement	Does not exist
CO/Gas Leak Detector	
Instance on Basement	Does not exist
Gas System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Ansul
EquipmentId	N/A
Capacity/Size	4 Gallon
Installation Year	1995
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance	Inspected
Alternative Use	Rooms 301,302,304,315,316
Instance	No
Alternative Use	Room 323
Instance	No
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 301,302,304,315,316	Does not exist
Instance on Room 323	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Rooms 301,302,304,315,316	Does not exist
Instance on Room 323	Does not exist
Eye Wash	
Instance on Rooms 301,302,304,315,316	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Rooms 301,302,304,315,316	Does not exist
Instance on Room 323	Does not exist
Laboratory Sink	
Instance on Rooms 301,302,304,315,316	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE LAB	
Instance	Inspected
Alternative Use	Rooms 258 , 305 , 306
Instance	No
Alternative Use	Rooms 313 and 314
Instance	No
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 258 , 305 , 306	Does not exist

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Question	Response
SCIENCE LAB	
Acid Waste Neutralizing Tank	
Instance on Rooms 313 and 314	Does not exist
CO Detector	
Instance on Rooms 258 , 305 , 306	Does not exist
Instance on Rooms 313 and 314	Does not exist
CO/Gas Leak Detector	
Instance on Rooms 258 , 305 , 306	Does not exist
Instance on Rooms 313 and 314	Does not exist
Emergency Shower	
Instance on Rooms 258 , 305 , 306	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Rooms 313 and 314	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Rooms 258 , 305 , 306	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 313 and 314	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Rooms 258 , 305 , 306	Does not exist
Instance on Rooms 313 and 314	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Rooms 258 , 305 , 306	Does not exist
Instance on Rooms 313 and 314	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Rooms 258 , 305 , 306	Does not exist
Instance on Rooms 313 and 314	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Rooms 258 , 305 , 306	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Rooms 313 and 314	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 258 , 305 , 306	Does not exist
Instance on Rooms 313 and 314	Does not exist
SCIENCE PREP ROOM	
Instance	Inspected
Alternative Use	311 , 312
Instance	No
Alternative Use	307
Instance	Yes
Acid Waste Neutralizing Tank	

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Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	
Instance on 311 , 312	Does not exist
Instance on 307	Does not exist
Emergency Shower	
Instance on 311 , 312	Does not exist
Instance on 307	Does not exist
Eye Wash	
Instance on 307	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 311 , 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 307	Does not exist
Instance on 311 , 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 307	Does not exist
Instance on 311 , 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on 307	Does not exist
Instance on 311 , 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on 311 , 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on 307	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on 307	Does not exist
Instance on 311 , 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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	MISSING CAPS
Deficiency Location/Instance	116th street
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Alarm Valve Assembly	Does not exist
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	3- Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Kitchen Storage
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan Rooms
Deficiency Quantity	16
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist