

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

Mechanical Inspection

M506

School: EDWARD A. REYNOLDS WEST SIDE HS-M, 140 WEST 102 STREET, MANHATTAN, NY, 10025

| InspectionId | Inspection Type | Time In | Last Edited |
|--------------|-----------------|--------------------|--------------------|
| 2040028 | MECHANICAL | 2010-12-10 09:17AM | 2010-12-13 01:53PM |

Asset Data

| Question | Answer |
|---|---|
| Have any Systems/Major Building Components been upgraded? | Systems: DDC computer in custodian's office. Years: 2008. Systems: DX-Split A/C unit for room 131. Years: 2006. Systems: Gas fired domestic water heater and remote storage tank, DX-Split A/C unit for MDF Room. Years: 2007. |
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 275 |
| Total # of below ground tanks | 0 |
| Total capacity of all below ground tanks in gal. | 0 |

Priority Condition

| Condition Description | Component Affected | Location Description | Person(s) Notified |
|--|--------------------|----------------------|-------------------------|
| Defective fire/smoke damper in Room 302. | Metal ductwork. | Room 302. | Ciaran Lee (custodian). |

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 | 3rd floor roof. |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 4 |
| Instance Quantity Uom | EACH |
| Manufacturer | Trane. |
| EquipmentId | RTU-1, RTU-2, RTU-3, RTU-4. |
| Capacity/Size | N/A. |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Deficiency | No deficiencies recorded |
| Instance | 2nd floor roof. |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 8 |
| Instance Quantity Uom | EACH |
| Manufacturer | Trane. |
| EquipmentId | RTU-5, RTU-6, RTU-7, RTU-8, RTU-9, RTU-10, RTU-11, RTU-12. |
| Capacity/Size | N/A. |

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|--|--------------------------|
| AIR CONDITIONING | |
| PACKAGED / ROOFTOP UNIT | |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| 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 |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CLIMATE CONTROL SYSTEM | Inspected |
| DDC SYSTEM | Inspected |
| Instance | Throughout. |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | No deficiencies 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 | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| 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 |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Water Main - Double Check Valve | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Water Main - RPZ | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| DOMESTIC HOT WATER SYSTEM | Inspected |
| Domestic Hot Water Circulating Pump | Inspected |
| Condition | 2- Between Good and Fair |

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| Question | Response |
|--|--------------------------|
| DOMESTIC WATER SYSTEM | |
| DOMESTIC HOT WATER SYSTEM | |
| Domestic Hot Water Circulating Pump | |
| 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 | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Room B14C |
| Instance Condition | 1- Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Manufacturer | Laars. |
| EquipmentId | N/A. |
| Capacity/Size | 499.98 MBH |
| Installation Year | 2007 |
| Source of Installation Year | Documented |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | Does not exist |
| DOMESTIC WATER DISTRIBUTION PIPING | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| HOUSE TRAP | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| INTERIOR FLOOR DRAIN | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| INTERIOR STORM PIPING | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| SEWAGE / WASTE PIPING | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| SEWAGE EJECTOR PUMP | Does not exist |
| SUMP PUMP | Does not exist |
| VENT PIPING | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | Does not exist |
| 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 |

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| Question | Response |
|---|--------------------------|
| FIXTURES | |
| STAFF AND OTHER | |
| Toilet | |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Does not exist |
| 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 |
| Instance on Boy's shower room inside locker room B22 and girl's shower room inside locker room B12. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 2 |
| Instance Quantity Uom | EACH |
| Alternative Use | No |
| Deficiency | No deficiencies 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 |
| CO/GAS LEAK DETECTION | Inspected |
| Condition | 3- Fair |
| Deficiency | No deficiencies recorded |
| GAS DISTRIBUTION PIPING | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| GAS METER ROOM EXHAUST FAN | Does not exist |
| GAS METER ROOM VENT | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| GAS PRESSURE BOOSTER | Does not exist |
| HEATING | Inspected |
| BASEBOARD/FIN TUBE | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HEATING COILS IN DUCTWORK | Does not exist |
| HYDRONIC HEATING | Does not exist |
| RADIATOR / CONVECTOR | Does not exist |
| 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 | Does not exist |

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| Question | Response |
|--|----------------------------------|
| IDF (ENCLOSED ROOMS) | Inspected |
| Instance | Room 330 (building central A/C). |
| A/C EQUIPMENT | |
| Instance on Room 330 (building central A/C). | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| VENTILATION EQUIPMENT | |
| Instance on Room 330 (building central A/C). | Does not exist |
| KITCHEN | Inspected |
| Instance | Basement. |
| CO DETECTOR | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| GAS SYSTEM | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| GREASE TRAP | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD EXHAUST DUCTWORK | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD EXHAUST FAN | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD FIRE SUPPRESSION SYSTEM | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOT WATER TEMPERATURE BOOSTER | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| KITCHEN SINK | |
| Instance on Basement. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| MDF ROOM | Inspected |
| Instance | Room 120A. |
| A/C EQUIPMENT | |
| Instance on Room 120A. | Inspected |
| Instance Condition | 1- Good |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Room 120A (1/3). |
| Deficiency Quantity | 1 |

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|-------------------------------------|--------------------------|
| MDF ROOM | |
| A/C EQUIPMENT | |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Violations | No violations recorded |
| VENTILATION EQUIPMENT | |
| Instance on Room 120A. | Does not exist |
| SCIENCE DEMO ROOM | |
| Instance on Rooms 214, 216, 218. | Inspected |
| Alternative Use | No |
| ACID WASTE NEUTRALIZING TANK | |
| Instance on Rooms 214, 216, 218. | Does not exist |
| EMERGENCY SHOWER | |
| Instance on Rooms 214, 216, 218. | Does not exist |
| EYE WASH | |
| Instance on Rooms 214, 216, 218. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| FIXED LABORATORY HOOD | |
| Instance on Rooms 214, 216, 218. | Does not exist |
| LABORATORY SINK | |
| Instance on Rooms 214, 216, 218. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| PORTABLE LABORATORY HOOD | |
| Instance on Rooms 214, 216, 218. | Does not exist |
| SCIENCE LAB | |
| Instance on Rooms 202, 210. | Inspected |
| Alternative Use | No |
| ACID WASTE NEUTRALIZING TANK | |
| Instance on Rooms 202, 210. | Does not exist |
| CO DETECTOR | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| EMERGENCY SHOWER | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| EYE WASH | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| FIXED LABORATORY HOOD | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD EXHAUST DUCTWORK | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD EXHAUST FAN | |

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|---|--------------------------|
| SCIENCE LAB | |
| HOOD EXHAUST FAN | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| LABORATORY SINK | |
| Instance on Rooms 202, 210. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| MAKE-UP AIR UNIT | |
| Instance on Rooms 202, 210. | Does not exist |
| PORTABLE LABORATORY HOOD | |
| Instance on Rooms 202, 210. | Does not exist |
| SCIENCE PREP ROOM | |
| Instance on Room 206. | Inspected |
| Alternative Use | No |
| ACID WASTE NEUTRALIZING TANK | |
| Instance on Room 206. | Does not exist |
| EMERGENCY SHOWER | |
| Instance on Room 206. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| EYE WASH | |
| Instance on Room 206. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| FIXED LABORATORY HOOD | |
| Instance on Room 206. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD EXHAUST DUCTWORK | |
| Instance on Room 206. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| HOOD EXHAUST FAN | |
| Instance on Room 206. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| LABORATORY SINK | |
| Instance on Room 206. | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| MAKE-UP AIR UNIT | |
| Instance on Room 206. | Does not exist |
| PORTABLE LABORATORY HOOD | |
| Instance on Room 206. | 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 | |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SPRINKLER ALARM VALVE ASSEMBLY | |
| | Does not exist |

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| Question | Response |
|---|-----------------------------|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| SPRINKLER HEAD | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SPRINKLER PIPING | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| STANDPIPE SYSTEM | Inspected |
| Hose Valve Assembly | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Piping | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| WATER GONG | Does not exist |
| SWIMMING POOL | Does not exist |
| VENTILATION | Inspected |
| EXHAUST FAN | Inspected |
| Condition | 3- Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | 3rd and 2nd floor roofs. |
| Deficiency Quantity | 10 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| HEATING AND VENTILATING UNIT | Does not exist |
| METAL DUCTWORK | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | DEFECTIVE FIRE/SMOKE DAMPER |
| Deficiency Location/Instance | Room 302. |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Violations | No violations recorded |
| SUPPLY FAN | Does not exist |
| UNIT VENTILATOR | Does not exist |