

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

M040

School: **P.S. 40 - MANHATTAN, 319 EAST 19 STREET, MANHATTAN, NY, 10003**

InspectionId	Inspection Type	Time In	Last Edited
4181	MECHANICAL	2019-04-29 08:44AM	2019-06-14 04:46PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sump Pumps; MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment (DX Split System) Years: 2014 Systems: Domestic Hot Water System; Climate Control System - Pneumatic System: Temperature Control Thermostats; MER Steam and Condensate Piping(~10%) Years: 2013 Systems: MER Steam and Condensate Piping (~20%); Steam Condensate Return Pumping Systems (2 of 4) Years: 2012 Systems: Electric Pressure Booster System; Drinking Fountains Years: 2011 Systems: Heating and Ventilating Units for 1st Floor Gymnasium and Auditorium; Climate Control System - BMS for 5th Floor; MER Steam and Condensate Piping (~60%) Years: 2008 Systems: Fixtures - Toilets, Lavatories/Sinks, Urinals Years: 2017
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Original Building - Basement MER, PH Fan Room; Building Addition - Basement MER, Penthouse Fan Room
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	condition recorded						

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
Dry Cooler	Does not exist
DX Split System	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Original Building - Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-1, RTU-3
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Inspector Estimate
Source of Heating	N/A

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	UP TO 20 TONS:REFRIGERANT LEAKS
Deficiency Location/Instance	Original Building - Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Original Building - Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-2
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Inspector Estimate
Source of Heating	Electric
Deficiency	UP TO 20 TONS:REFRIGERANT LEAKS
Deficiency Location/Instance	Original Building - Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Original Building - 5th Floor
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2008
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Throughout except 1st Floor Gymnasium, Auditorium and 5th Floor
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 402

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Rooms 126, 214, 401 and other locations
Deficiency Quantity	36
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Inspected
Condition	3- Fair
Are all the existing ash hoists operable?	Yes
Deficiency	No deficiencies recorded
Dumbwaiter	Does not exist
Elevator	Does not exist
Escalator	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	15
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Inspected
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Domestic Cold Water Tank	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Service	Inspected
Instance	Original Building - Basement MER; Building Addition - Basement MER
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building - Basement MER; Building Addition - Basement MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER (1 of 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	1- Good
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Enclosed IDF Room	
Instance on Original Building - Room 327	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 327	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Does not exist	
Student	
Drinking Fountain	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor adjacent to Room 403
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
CO/Gas Leak Detection	
	Does not exist
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
Heating Coil In Ductwork	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Does not exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	3- Fair
Deficiency	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	Various Locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various locations
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Building Addition - Basement MER
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	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	1st Floor - Stair "H"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam supplied by External Sources	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Original Building - Basement	Inspected
Burner Type	Coal

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Question	Response
HEATING PLANT	
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Original Building - Basement	Does not exist
Boiler System	
Instance on Original Building - Basement	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	Farrar & Trefths, Inc
EquipmentId	N/A
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1929
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	Farrar & Trefths, Inc
EquipmentId	7216-4
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1929
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	Farrar & Trefths, Inc
EquipmentId	7216-3
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1929
Source of Installation Year	Documented
Deficiency	NOT IN USE

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Question	Response
HEATING PLANT	
Boiler System	
Coal-fired Boiler	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hot Water Boiler	
Instance on Original Building - Basement	Does not exist
Modular Boiler	
Instance on Original Building - Basement	Does not exist
Steam Boiler	
Instance on Original Building - Basement	Does not exist
Fuel System	
Instance on Original Building - Basement	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies 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
MDF Room	
Instance on Building Addition - Room 217	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room 217	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Rooms 500, 501	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 500, 501	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 500, 501	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Rooms 500, 501	Does not exist
Eye Wash	
Instance on Rooms 500, 501	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 500, 501	Does not exist
Hood Exhaust Ductwork	
Instance on Rooms 500, 501	Does not exist
Hood Exhaust Fan	
Instance on Rooms 500, 501	Does not exist
Laboratory Sink	
Instance on Rooms 500, 501	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms 500, 501	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	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
Wet Sprinkler Alarm Valve Assembly	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Building Addition - 3rd Floor Corridor / Toilet EF
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
VENTILATION	
Exhaust Fan	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	NOT IN USE
Deficiency Location/Instance	Building Addition - Penthouse Fan Room / House EF
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded