

**NYC Department of Education**  
**Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M048

**Asset:** P.S. 48 - MANHATTAN, 4360-78 BROADWAY, New York, 10033

Inspection Id	Inspection Type	Time In	Last Edited
ME : M048	Mechanical	2017-12-06 9:08 AM	2018-01-01 7:26 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	12275
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	MERs C16, 401, 412, 512, Fan Rooms C6, 219A, 1st Floor Fan Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Emergency Generator Room
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Water Gong; Gas Fired Domestic Water Heater (1 of 2); Domestic Hot Water Remote Storage Tank
	Years: 2017
	Systems: Sump Pumps; Sewage Ejector Pumps; Gas Fired Domestic Water Heater (1 of 2)
	Years: 2015
	Systems: MDF Room - Dedicated A/C Equipment: Room 120 (DX Split System)
	Years: 2011
	Systems: CO/Gas Leak Detection
	Years: 2009

Priority Condition

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

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not Exist
<b>Air Cooled Chiller</b>	Inspected
Instance	Room C5
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	CH-1
Capacity/Size Quantity	320
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Instance	Room C5
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	CH-2
Capacity/Size Quantity	320
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Air Cooled Condenser</b>	Inspected
Instance	North Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	HAAKON
Equipment	ACC-1
Capacity/Size Quantity	320
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	North Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	HAAKON
Equipment	ACC-2
Capacity/Size Quantity	320
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Room C6
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</b>	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PUMP: DEFECTIVE
Deficiency Location/Instance	Room C6
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PIPING: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement Hallway and Room C6
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Backflow Preventer</b>	Does not Exist
<b>Central Station Air Handler</b>	Does not Exist
<b>Fan Coil Unit</b>	Does not Exist
<b>Packaged Air Cooled Chiller</b>	Does not Exist
<b>Water Cooled Chiller</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Does not Exist
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	Throughout
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Does not Exist
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Room C3

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Electric Pressure Booster System</b>	
Instance Condition	5 - Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Federal Pump
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	3
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	MER C16
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room C3
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	DOUBLE CHECK VALVE: DEFECTIVE
Deficiency Location/Instance	Closet in Room 100
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room C3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Domestic Hot Water System</b>	
	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	
	Does not Exist
<b>Electric Domestic Water Heater</b>	
	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	
	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	75
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	74
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	
	Does not Exist
<b>Domestic Water Distribution Piping</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
	Inspected
Condition	2 - Between Good and Fair

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Question	Response
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Inspected
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
<b>Dual Temperature Distribution: Piping, Pumps and</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dual Temperature Terminal Fan Coil Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 312
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Toilet</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	4th Floor Men's Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Urinal</b>	
Deficiency Location/Instance	4th Floor Men's Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
	Does not Exist
<b>Sink And Fountain Combo Unit</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 300
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Toilet</b>	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	1st Floor Girl's Toilet Room (2), 1st Floor Boy's Toilet Room, 2nd Floor Girl's Toilet Room, 3rd Floor Boy's Toilet Room
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Urinal</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not Exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded



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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Inspected
Instance	Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Spencer
Equipment	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Gas Meter Room C1, Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	PIPING: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement Corridor Outside Boiler Room and Boiler Room
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Backflow Preventer</b>	Does not Exist
<b>Hot Water Heat Exchanger</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	8,732
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,366
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	106580-01

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Question	Response
<b>HEATING PLANT</b>	Inspected
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Capacity/Size Quantity	4,366
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,366
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	106580-02
Capacity/Size Quantity	4,366
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1993
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Does not Exist
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Inspected
Instance on Room 312D	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 312D	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 312D

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<b>Question</b>	<b>Response</b>
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>KITCHEN</b>	Inspected
Instance on 2nd Floor	Inspected
<b>CO Detector</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Gas System</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on 2nd Floor	Does not Exist
<b>Kitchen Sink</b>	Inspected

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Question	Response
<b>KITCHEN</b>	
<b>Kitchen Sink</b>	
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>MDF Room</b>	
Instance on MER 412	Inspected
Instance on Room 120	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 120	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on MER 412	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	MER 412
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>SCIENCE DEMO ROOM</b>	
Instance on Room 308	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 308	Does not Exist
<b>CO Detector</b>	
Instance on Room 308	Not Required
<b>Emergency Shower</b>	
Instance on Room 308	Does not Exist
<b>Eye Wash</b>	
Instance on Room 308	Does not Exist
<b>Hood Exhaust Ductwork</b>	
Instance on Room 308	Does not Exist
<b>Hood Exhaust Fan</b>	
Instance on Room 308	Does not Exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 308	Does not Exist
<b>Laboratory Sink</b>	
	Inspected

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Question	Response
<b>SCIENCE DEMO ROOM</b>	
<b>Laboratory Sink</b>	Inspected
Instance on Room 308	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 308	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	MISSING CAPS
Deficiency Location/Instance	Parking Lot side of Building
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair

**NYC Department of Education**  
**Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

M048

Question	Response
<b>VENTILATION</b>	
<b>Exhaust Fan</b>	Inspected
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER 401 / AHU-4
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist