

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

Mechanical Inspection

M898

School: **P.S. 18 - MANHATTAN, 4124 9TH AVENUE, MANHATTAN, NY, 10034**

InspectionId	Inspection Type	Time In	Last Edited
1125	MECHANICAL	2019-01-02 02:09PM	2019-03-13 04:14PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Science Lab Years: 2009 Systems: Drinking Fountains (3 of 4) Years: 2016
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	9th Avenue MER; MERs 316, 317
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	Inspected
Indoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist
Elevator	Inspected

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Question	Response
CONVEYING	
Elevator	
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
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	
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	1st Floor - Water Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	1st Floor - Water Meter Room
Deficiency Quantity	1
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	Does not exist
Electric Domestic Water Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	9th Avenue MER
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	50
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	50
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE BACKFLOW PREVENTER
Deficiency Location/Instance	3rd Floor - Janitor Sink
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Sewage Ejector Pump	
Condition	Does not exist
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Sump Pump	
Condition	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
Enclosed IDF Room	
Instance on Electrical Closet next to Room 301	Inspected
Dedicated A/C Equipment	
Instance on Electrical Closet next to Room 301	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Electrical Closet next to Room 301
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Staff Toilet Room 308
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Toilet	
Condition	Inspected
Deficiency	3- Fair
Urinal	
Condition	Does not exist
Student	
Drinking Fountain	
Condition	Inspected
Deficiency	1- Good
Lavatory/Sink	
Condition	No deficiencies recorded
Deficiency	Inspected

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
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
CO/Gas Leak Detection	Does not exist
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	Does not exist
Gas Pressure Booster	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	1,305
Replacement Uom	MBH NET
Instance on 9th Avenue MER	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Instance on MER 317	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on 9th Avenue MER	Inspected
Instance on MER 317	Inspected
Boiler Auxiliary Piping	
Instance on 9th Avenue MER	Inspected
Instance Condition	3- Fair

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Deficiency	No deficiencies recorded
Instance on MER 317	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 9th Avenue MER	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on MER 317	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Boiler Flue Exhaust	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on 9th Avenue MER	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on MER 317	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Boiler Safety Valve	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Boiler System	
Instance on 9th Avenue MER	Inspected
Instance on MER 317	Inspected
Coal-fired Boiler	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Hot Water Boiler	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Modular Boiler	
Instance on 9th Avenue MER	Inspected
Instance	9th Avenue MER - Boiler Room (Bank of 3 Modules)
Instance Condition	3- Fair
Instance Quantity	783
Instance Quantity Uom	MBH NET
Manufacturer	Slant/Fin (Caravan Boiler)
EquipmentId	171415

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HEATING PLANT	
Boiler System	
Modular Boiler	
Capacity/Size Quantity	783
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance on MER 317	Inspected
Instance	MER 317 - Boiler Room (Bank of 2 Modules)
Instance Condition	3- Fair
Instance Quantity	522
Instance Quantity Uom	MBH NET
Manufacturer	Slant/Fin (Caravan Boiler)
EquipmentId	825628
Capacity/Size Quantity	522
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Fuel System	
Instance on 9th Avenue MER	Inspected
Instance on MER 317	Inspected
Boiler Fresh Air Louver/Damper	
Instance on 9th Avenue MER	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on MER 317	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Fuel Oil Storage/Supply System	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
Gas Trains And Vent At The Boiler	
Instance on 9th Avenue MER	Does not exist
Instance on MER 317	Does not exist
KITCHEN	Does not exist
MDF Room	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 404	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 404	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE LAB	
CO Detector	
Instance on Room 404	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 404	Does not exist
Eye Wash	
Instance on Room 404	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 404	Does not exist
Hood Exhaust Ductwork	
Instance on Room 404	Does not exist
Hood Exhaust Fan	
Instance on Room 404	Does not exist
Laboratory Sink	
Instance on Room 404	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 404	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	
Condition	Inspected
Deficiency	2- Between Good and Fair
No deficiencies recorded	
Sprinkler Head	
Condition	Inspected
Deficiency	2- Between Good and Fair
No deficiencies recorded	
Sprinkler Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
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	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
No deficiencies recorded	
Heating And Ventilating Unit	
Does not exist	
Metal Ductwork	
Condition	Inspected
Deficiency	3- Fair
No deficiencies recorded	
Supply Fan	
Does not exist	
Unit Ventilator	
Does not exist	