

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q048

Asset: P.S. 48 - QUEENS, 155-02 108 AVENUE, New York, 11433

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|---------------------|--------------------|
| ME : Q048 | Mechanical | 2024-05-22 12:14 PM | 2024-06-06 8:15 AM |

Asset Data

| Question | Answer |
|--|---|
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 8,000 |
| 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 | Basement - East MER, West MER |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| Are there any Emergency Stop Switches with Missing Hammers? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | Yes |
| Location(s) | Basement Custodian Workshop, Room 113 |
| Have any Systems/Major Building Components been upgraded? | Yes |
| | Systems: Kitchen - Grease Trap |
| | Years: 2023 |
| | Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Fixtures - Staff and Other: Lavatory/Sinks; Fixtures - Student: Lavatory/Sinks (50%) |
| | Years: 2020 |
| | Systems: Electric Domestic Water Heater; Sump Pumps (11 of 13); Gas Distribution Piping (50%) |
| | Years: 2018 |

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 |
|---|----------------------------------|
| Mechanical | |
| AIR CONDITIONING | Does not Exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not Exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not Exist |
| Pneumatic System | Inspected |
| Instance | Throughout |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | DEFECTIVE REFRIGERATED AIR DRYER |
| Deficiency Location/Instance | Boiler Room/leak (2 of 2) |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |

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| Question | Response |
|--|-----------------------------|
| CLIMATE CONTROL SYSTEM | |
| Pneumatic System | |
| Violations | No violations recorded. |
| Hybrid System | Does not Exist |
| Electric System | Does not Exist |
| COMPACTOR | Does not Exist |
| CONVEYING | Inspected |
| Dumbwaiter | Does not Exist |
| Elevator | Does not Exist |
| Escalator | Does not Exist |
| Non-auditorium Handicap Lift - Vertical | Does not Exist |
| Non-auditorium Handicap Lift - Stair | Does not Exist |
| Ash Hoist | Inspected |
| Are all the existing ash hoists operable? | Yes |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| 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 | Basement West MER |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | Federal Pump |
| Equipment | N/A |
| Capacity/Size Quantity | 3 |
| Capacity/Size UOM | Total # Pumps |
| Capacity/Size2 Quantity | 20 |
| Capacity/Size2 UOM | Total Pumps HP |
| Source of Capacity/Size | Documented |
| Installation Year | 1997 |
| Source of Installation | Inspector Estimate |
| Deficiency | No deficiencies recorded |
| Hydraulic/Pneumatic Booster System | Does not Exist |
| Water Service | Inspected |
| Instance | Basement West MER |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room (Domestic) |
| Instance Condition | 4 - Between Fair and Poor |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: DEFECTIVE VALVE |

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| Question | Response |
|---|--|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Water Service | |
| Deficiency Location/Instance | Boiler Room/main valve |
| 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. |
| Instance | Boiler Room (Sprinkler) |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | No deficiencies recorded |
| Domestic Hot Water System | Inspected |
| Domestic Hot Water Remote Storage Tank | Under Construction |
| Domestic Water Heat Exchanger | Does not Exist |
| Electric Domestic Water Heater | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Heat Pump Domestic Water Heater | Does not Exist |
| Gas Fired Domestic Water Heater | Under Construction |
| Oil Fired Domestic Water Heater | Does not Exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE VALVE |
| Deficiency Location/Instance | Boiler Room/adjacent to the water mains, Basement West MER/adjacent to the water main (leak) |
| Deficiency Quantity | 3 |
| 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. |
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Inspected | |
| Interior Storm Piping | |
| Inspected | |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | |
| Inspected | |
| Condition | 3 - Fair |
| Deficiency | SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Boiler Room/Adjacent to the water mains |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |

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|--|---|
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Sewage/Waste/Vent Piping | Inspected |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Sewage Ejector Pump | Does not Exist |
| Sump Pump | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | Does not Exist |
| FIXTURES | Inspected |
| Staff And Other | Inspected |
| Janitor Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 1 - Good |
| 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 | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Corridor adjacent to 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. |
| Lavatory/Sink | Inspected |
| Condition | 2 - Between Good and Fair |
| 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 | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | Inspected |

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|--|--|
| GAS SERVICE | |
| Gas Distribution Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Exhaust Fan | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Vent | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Does not Exist |
| CO/Gas Leak Detection | Inspected |
| Instance | Boiler Room, Gas Meter Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2000 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| HEATING | Inspected |
| Heating Coil In Ductwork | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hydronic Heating | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 3 - Fair |
| Deficiency | RADIATOR/CONVECTOR: MISSING GUARD/SHIELD |
| Deficiency Location/Instance | Cafeteria Girls 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. |
| Deficiency | AUXILIARY (VALVE,VENT): DEFECTIVE |
| Deficiency Location/Instance | Rooms 114, 212A, 216 |
| Deficiency Quantity | 3 |
| 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. |
| Steam Heating | Inspected |
| F&T/Steam Drip Trap | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MER Steam and Condensate Piping | Inspected |

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|---|---|
| HEATING | |
| Steam Heating | |
| MER Steam and Condensate Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Boiler Room/By the door of the Basement - East MER, Room outside Gas Meter Room |
| Deficiency Quantity | 40 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Room outside Gas Meter Room , Room 317/pipe connected to Radiator |
| Deficiency Quantity | 30 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Steam Condensate Return Pumping System | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DEFECTIVE PUMP |
| Deficiency Location/Instance | Boiler Room/leak |
| 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 | DEFECTIVE TANK |
| Deficiency Location/Instance | Boiler Room/Rusty, leak |
| 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. |
| Steam Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE/LEAKS |

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| Question | Response |
|--|----------------------------------|
| HEATING | |
| Steam Heating | |
| Steam Piping | |
| Deficiency Location/Instance | Basement - East MER |
| Deficiency Quantity | 10 |
| Quantity Uom | L.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Deficiency | DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Basement - East MER and West MER |
| Deficiency Quantity | 30 |
| Quantity Uom | L.F. |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Terminal Unit Thermostatic Trap | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam supplied by External Sources | Does not Exist |
| Unit Heater/Cabinet Heater | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | |
| Replacement Quantity | 5,198 |
| Replacement Uom | MBH Net |
| Instance on Basement | Inspected |
| Burner Type | Dual Fuel (Gas/Oil) |
| Heating Plant Oil Number | 2(B10) |
| Is there a water meter on the boiler make-up water piping? | Yes |
| Observed Operational? | Yes |
| Burner Exists? | Yes |
| Burner Manufacturer | Gordon Piatt |
| Burner Model Number | F10.1-G0-30 |
| Boiler Auxiliaries | Inspected |
| Instance on Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | FEEDWATER PUMP: DEFECTIVE |

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| Question | Response |
|--|----------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Feedwater System | |
| Deficiency Location/Instance | Boiler Room/leak |
| 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. |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Flue Exhaust | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler System | Inspected |
| Instance on Basement | Inspected |
| Coal-fired Boiler | |
| Instance on Basement | Does not Exist |
| Hot Water Boiler | |
| Instance on Basement | Does not Exist |
| Modular Boiler | |
| Instance on Basement | Does not Exist |
| Steam Boiler | |
| Instance on Basement | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 2,599 |
| Instance Quantity Uom | MBH Net |
| Cast Iron Boiler? | No |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 9808-01 |
| Capacity/Size Quantity | 2,599 |
| Capacity/Size UOM | MBH Net |

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| Question | Response |
|--|----------------------------|
| HEATING PLANT | |
| Boiler System | |
| Steam Boiler | |
| Source of Capacity/Size | Documented |
| Installation Year | 2000 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 2,599 |
| Instance Quantity Uom | MBH Net |
| Cast Iron Boiler? | No |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 9808-02 |
| Capacity/Size Quantity | 2,599 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 2000 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Fuel System | Inspected |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Do Boiler Combustion Air Louvers exist? | Yes |
| Type | Automatic |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Enclosed IDF Room | Does not Exist |
| KITCHEN | |
| Instance on 1st Floor | Inspected |
| CO Detector | |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas System | |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |

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| Question | Response |
|---|---------------------------------------|
| KITCHEN | |
| Gas System | Inspected |
| Deficiency | No deficiencies recorded |
| Grease Trap | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Hood | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Hot Water Temperature Booster | Does not Exist |
| Instance on 1st Floor | Does not Exist |
| Kitchen Sink | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room 312 | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Room 312 | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| SCIENCE DEMO ROOM | Does not Exist |
| SCIENCE LAB | Does not Exist |
| SCIENCE PREP ROOM | Does not Exist |
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | Inspected |
| Dry Sprinkler Alarm Valve Assembly | Does not Exist |
| Wet 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 | 4 - Between Fair and Poor |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Basement Custodian Workshop, Room 113 |
| Deficiency Quantity | 10 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |

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| Question | Response |
|---|--------------------------|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| Sprinkler Head | Inspected |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations 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 |
| Is the building mechanically ventilated? | Yes |
| Exhaust Fan | Inspected |
| Approximate Total # of Fans | 1-25 |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | Yes |
| Are there chain operated dampers? | Yes |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Supply Fan | Inspected |
| Approximate Total # of Fans | 1-5 |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Unit Ventilator | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |