

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

Mechanical Inspection

**K086**

**Asset:** P.S. 86 - BROOKLYN, 220 IRVING AVENUE, New York, 11237

Inspection Id	Inspection Type	Time In	Last Edited
ME : K086	Mechanical	2019-03-06 12:03 PM	2019-03-06 3:27 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	2,000
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	2
MERs/Fan Rooms Locations	None
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?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: CO/Gas Leak Detection
	Years: 2018
	Systems: Water Service (1 of 2)
	Years: 2017
	Systems: Boiler Make-up Water Backflow Preventer; MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2015
	Systems: Fixtures - Student: Lavatory/ Sinks, Toilets, Urinals
	Years: 2014
	Systems: Kitchen
	Years: 2013
	Systems: Fixtures - Student: Drinking Fountains
	Years: 2010
	Systems: Gas Fired Domestic Water Heater
	Years: 2008

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective CO/Gas Leak Detection	Control Panel in Fault	GAS SERVICE   CO/Gas Leak Detection	Custodian's Office Room 109	Mario Ferrer	Custodian	Sent to DSF	
No	Defective CO/Gas Leak Detection	Defective Sensor	GAS SERVICE   CO/Gas Leak Detection	Boiler Room	Mario Ferrer	Custodian	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Inspected

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Gravity System</b>	
<b>Supply Pump</b>	Does not Exist
<b>Roof Tank</b>	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Attic
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Pressure Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Basement Storage Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement Storage Room
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.
Instance	Electrical Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Electrical Room
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>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<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

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	Does not Exist
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: CLOGGED
Deficiency Location/Instance	1st Floor Boy's Toilet Room (backs up during heavy rain)
Deficiency Quantity	10
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.
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not Exist	
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3 - Fair

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Toilet</b>	
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Staff Toilet Room 429
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>Urinal</b>	
	Does not Exist
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
	Does not Exist
<b>Sink And Fountain Combo Unit</b>	
	Does not Exist
<b>Toilet</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not Exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<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>	
	Does not Exist
<b>CO/Gas Leak Detection</b>	
	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2018
Source of Installation	Custodial Staff
Deficiency	DEFECTIVE SENSOR
Deficiency Location/Instance	Boiler Room

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<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Custodian's Office Room 109
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not Exist
<b>Hydronic Heating</b>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	AUXILIARY (VALVE,VENT): DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	60
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>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Does not Exist
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Outside Oil Tank Room above Steam Condensate Return Pumping System
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.

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Question	Response
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Condensate Return Piping</b>	
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Oil Tank Room
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.
<b>Steam Condensate Return Pumping System</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement outside Oil Tank 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>Steam Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	
Condition	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 409
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>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Uom	2,178
Instance on Basement	MBH Net
Burner Type	Inspected
Heating Plant Oil Number	Dual Fuel (Gas/Oil)
	2
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,089
Instance Quantity Uom	MBH Net
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	11607-01

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<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Capacity/Size Quantity	1,089
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,089
Instance Quantity Uom	MBH Net
Instance Manufacturer	H. B. Smith Co., Inc.
Equipment	11607-02
Capacity/Size Quantity	1,089
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1999
Source of Installation	Documented
Deficiency	No deficiencies recorded
<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	DUAL FUEL (OIL/GAS) BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #2 (defective oil pump)
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.
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	OVERFILL ALARM BY OIL FILL: DEFECTIVE
Deficiency Location/Instance	Outside the 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



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<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Fuel Oil Storage/Supply System</b>	
Violations	No violations 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>	Does not Exist
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Does not Exist
<b>Grease Trap</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Does not Exist
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Does not Exist
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not Exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
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 Basement - Closet across from Gas Meter Room	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Basement - Closet across from Gas Meter Room	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>SCIENCE DEMO ROOM</b>	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>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Fire Booster Pump Assembly</b>	Does not Exist
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Does not Exist
<b>Sprinkler Head</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	1st Floor - Boy's Toilet Room, Girl's Toilet Room
Deficiency Quantity	2
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>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist