

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

Mechanical Inspection

M263

**Asset: P.S./I.S. 263 - MANHATTAN, 202 SHERMAN AVENUE, New York, 10034**

Inspection Id	Inspection Type	Time In	Last Edited
ME : M263	Mechanical	2017-12-04 12:19 PM	2017-12-04 6:28 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
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?	Yes
Location(s)	Kitchen, Science Lab 502, Science Prep Room 502A
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?	No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective CO/Gas Leak Detection	Control Panels Memory Fail	GAS SERVICE   CO/Gas Leak Detection	Custodian Office Room 112, Penthouse Room 602	Charles Harvey	Custodian	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</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	1 - Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Mammoth
Equipment	RTU-1
Capacity/Size Quantity	90
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation	Documented

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Mammoth
Equipment	RTU-2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Mammoth
Equipment	RTU-3, RTU-4
Capacity/Size Quantity	40
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	AAON
Equipment	RTU-5
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	UP TO 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	Inspected
Violations	No violations recorded.
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
	Does not Exist
<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	2010
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 Photo 1	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	2 - Between Good and 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 C07

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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	2 - Between Good and Fair
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	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Rooms C01D, C07
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Penthouse Room 602
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	270
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2010
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

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
Condition	1 - Good
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Penthouse Room 602
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>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
Inspected	Inspected
<b>Interior Storm Piping</b>	
Inspected	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Inspected	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not Exist	Does not Exist
<b>FIXTURES</b>	
Inspected	Inspected
<b>Staff And Other</b>	
Inspected	Inspected
<b>Janitor Sink</b>	
Inspected	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Does not Exist	Does not Exist
<b>Student</b>	
Inspected	Inspected
<b>Drinking Fountain</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Does not Exist	Does not Exist
<b>Sink And Fountain Combo Unit</b>	
Inspected	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and 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	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Does not Exist
<b>Gas Pressure Booster</b>	Inspected
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
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	2010
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Penthouse Room 602
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010
Source of Installation	Documented
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Custodian Office Room 112, Penthouse Room 602
Deficiency Quantity	2
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	1 - Good

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Question	Response
<b>HEATING</b>	
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not Exist
<b>Steam supplied by External Sources</b>	Does not Exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
<b>Enclosed IDF Room</b>	Inspected
Instance on Room C06	Inspected
Instance on Rooms 306, 406, 506	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Rooms 306, 406, 506	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room C06	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room C06
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>KITCHEN</b>	
Instance on Cellar	Inspected
<b>CO Detector</b>	Inspected
Instance on Cellar	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>	
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>KITCHEN</b>	
<b>Hood</b>	Inspected
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on Cellar	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 206	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 206	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 202	Inspected
Alternative use	Yes
Instance on Room 502	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 502	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 502	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 502
Deficiency Quantity	1



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Question	Response
<b>SCIENCE LAB</b>	
<b>CO Detector</b>	
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.
Instance on Room 202	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 502	Does not Exist
Instance on Room 202	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 502	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 502	Does not Exist
Instance on Room 202	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 502	Does not Exist
Instance on Room 202	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 502	Does not Exist
Instance on Room 202	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 502	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 502	Does not Exist
Instance on Room 202	Does not Exist
<b>SCIENCE PREP ROOM</b>	Inspected
Instance on Room 202A	Inspected
Alternative use	Yes
Instance on Room 502A	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Inspected
Condition	2 - Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	
<b>Acid Waste Neutralizing Tank</b>	Inspected
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Inspected
Instance on Room 502A	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 502A
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.
Instance on Room 202A	Not Required
<b>Emergency Shower</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Does not Exist
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Does not Exist
<b>Hood Exhaust Fan</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Does not Exist
<b>Fixed Laboratory Hood</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 502A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 202A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 502A	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	Inspected
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 202A	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>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist