

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

**Mechanical Inspection**

**X886**

School: **P.S. 86 ANNEX - BRONX, 124 EAMES PLACE, BRONX, NY, 10468**

InspectionId	Inspection Type	Time In	Last Edited
2399	MECHANICAL	2019-02-13 07:07AM	2019-02-21 01:56PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Kitchen - Hot Water Temperature Booster Years: 2018 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2011 Systems: Gas Fired Domestic Water Heater Years: 2016
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MER behind Security Desk; MER above Electrical Room G23
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
<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	MER above Electrical Room G23
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1958
Source of Installation Year	Inspector Estimate
Deficiency	UP TO 100 TONS:NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	MER above Electrical Room G23
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1958

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Air Cooled Chiller</b>	
Source of Installation Year	Inspector Estimate
Deficiency	UP TO 100 TONS:NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Air Cooled Condenser</b>	Does not exist
<b>Backflow Preventer</b>	Does not exist
<b>Central Station Air Handler</b>	Does not exist
<b>Chilled Water Distribution: Piping, Pumps and Auxiliaries</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>Dry Cooler</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Packaged / Rooftop Unit</b>	
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	HVAC-1
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation Year	Inspector Estimate
Source of Heating	Gas
Deficiency	No deficiencies recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	HVAC-2
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation Year	Inspector Estimate
Source of Heating	Gas

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Deficiency	No deficiencies recorded
Instance	Gymnasium Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	HVAC-3
Capacity/Size Quantity	12
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation Year	Inspector Estimate
Source of Heating	Gas
Deficiency	No deficiencies recorded
Instance	Gymnasium Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	HVAC-4
Capacity/Size Quantity	12
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation Year	Inspector Estimate
Source of Heating	Gas
Deficiency	No deficiencies recorded
<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
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not exist
<b>Electric System</b>	Inspected
Instance	Throughout (Heat Timer System)
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hybrid System</b>	Does not exist
<b>Pneumatic System</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Ash Hoist</b>	Does not exist
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected
Condition	3- Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Condition	4- Between Fair and Poor
Are all the existing non-auditorium vertical handicap lifts operable?	No
Deficiency	No deficiencies recorded
<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>	Does not exist
<b>Water Service</b>	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
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>	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
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	75
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	74
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
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	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<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>Enclosed IDF Room</b>	Does not exist
<b>FIXTURES</b>	Inspected
<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
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<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>	Does not exist
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS SERVICE</b>	Inspected
<b>CO/Gas Leak Detection</b>	Does not exist
<b>Gas Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Inspected
<b>Backflow Preventer</b>	Does not exist
<b>Hot Water Heat Exchanger</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Rooms 114, 212
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	Room 300
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	6
Quantity Uom	EACH

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Unit Heater/Cabinet Heater</b>	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
Replacement Quantity	1,733
Replacement Uom	MBH NET
Instance on Ground Floor	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Ground Floor	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Ground Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Ground Floor	Does not exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Ground Floor	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Ground Floor	Inspected
<b>Coal-fired Boiler</b>	
Instance on Ground Floor	Does not exist
<b>Hot Water Boiler</b>	

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Instance on Ground Floor	Does not exist
<b>Modular Boiler</b>	
Instance on Ground Floor	Does not exist
<b>Steam Boiler</b>	
Instance on Ground Floor	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1,733
Instance Quantity Uom	MBH NET
Manufacturer	H. B. Smith Co., Inc.
EquipmentId	92781-01
Capacity/Size Quantity	1733
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1990
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Ground Floor	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Burner/Burner Control Panel</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Ground Floor	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on Ground Floor	Inspected
<b>CO Detector</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	



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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Grease Trap</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Closet inside Cafeteria	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Closet inside Cafeteria	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<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>Fire Booster Pump Assembly</b>	
	Does not exist
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sprinkler Head</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sprinkler Piping</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Standpipe System</b>	
	Does not exist
<b>Water Gong</b>	
	Does not exist

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Condition	4- Between Fair and Poor
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Gymnasium Roof, Main Roof
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	MER above Electrical Room G23 (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<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