

**NYC Department of Education
Building Condition Assessment Survey 2016 - 2017**

Mechanical Inspection

Q269

Asset: P.S./I.S. 269 - QUEENS, 86-37 53RD AVENUE, New York, 11373

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| ME : Q269 | Mechanical | 2017-02-16 8:22 AM | 2017-02-16 5:45 PM |

Asset Data

| Question | Answer |
|--|---|
| Are there fuel tanks? | No |
| Total # of water main service entries to the asset | 1 |
| MERs/Fan Rooms Locations | None |
| Are there any spaces with Missing or Defective CO Detectors? | Yes |
| Location(s) | Kitchen |
| Are there any Emergency Stop Switches with Missing Hammers? | No |
| Have any Systems/Major Building Components been upgraded? | Yes |
| | Systems: Water Service |
| | Years: 2012 |
| | Systems: Fixtures: Staff And Other - Lavatories/Sinks (appr. 75%), Toilets (appr. 75%), Urinals; Drinking Fountains |
| | Years: 2008 |
| | Systems: Electric Domestic Water Heater; Sump Pump; CO/Gas Leak Detection; Kitchen; Packaged Terminal A/C for Kitchen; MDF Room - Dedicated A/C Equipment (DX Split System) |
| | Years: 2007 |

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 | Defective Control Panel | GAS SERVICE CO/Gas Leak Detection | Boiler Room | David Crespo | Fireman | Sent to SCA | |

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 |
| DX Split System | Does not Exist |
| Dry Cooler | Does not Exist |
| Packaged / Rooftop Unit | Does not Exist |
| Packaged Terminal A/C | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | DEFECTIVE CONTROLS |
| 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. |
| Refrigerant Piping | Does not Exist |

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| Question | Response |
|---|--|
| AIR CONDITIONING | |
| Return Fan | Does not Exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not Exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not Exist |
| Pneumatic System | Does not Exist |
| Hybrid System | Does not Exist |
| Electric System | Inspected |
| Instance | Throughout |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | No deficiencies recorded |
| COMPACTOR | Does not Exist |
| CONVEYING | Does not Exist |
| DOMESTIC WATER SYSTEM | Inspected |
| Domestic Cold Water System | Inspected |
| Gravity System | Does not Exist |
| Pressure Booster System | Does not Exist |
| Water Service | Inspected |
| Instance | Room 4 |
| Instance Condition | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Room 4 |
| 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. |
| 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 | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | State |
| Equipment | N/A |
| Capacity/Size Quantity | 40 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 50 |

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| Question | Response |
|--|---------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| Gas Fired Domestic Water Heater | |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2005 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | |
| Does not Exist | |
| Domestic Water Distribution Piping | |
| Inspected | |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE/LEAKS |
| Deficiency Location/Instance | Room 4 |
| 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 | DEFECTIVE ISOLATION VALVE |
| Deficiency Location/Instance | Boiler 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. |
| 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 | No deficiencies 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 | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Toilet | |
| Inspected | |

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| Question | Response |
|-------------------------------------|---------------------------|
| FIXTURES | |
| Staff And Other | |
| Toilet | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| 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 |
| 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 | 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 |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2007 |
| Source of Installation | Custodial Staff |
| Deficiency | DEFECTIVE CONTROL PANEL |
| Deficiency Location/Instance | Boiler Room |
| 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. |
| HEATING | Inspected |
| Heating Coil In Ductwork | Does not Exist |

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|--|---------------------------|
| HEATING | |
| Hydronic Heating | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Heating | Inspected |
| F&T/Steam Drip Trap | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MER Steam and Condensate Piping | Does not Exist |
| Steam Condensate Return Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Condensate Return Pumping System | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies 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 | Inspected |
| Replacement Quantity | 1,764 |
| Replacement Uom | MBH Net |
| Instance on Basement | Inspected |
| Burner Type | Gas |
| Heating Plant Oil Number | N/A |
| Boiler Auxiliaries | |
| Instance on Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Instance Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Instance Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Basement | Does not Exist |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Does not Exist |
| Boiler Flue Exhaust | |
| Instance on Basement | Does not Exist |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Instance Condition | 4 - Between Fair and Poor |

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|--|--------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Make-up Water Backflow Preventer | |
| Deficiency | DEFECTIVE RPZ |
| Deficiency Location/Instance | Boiler 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. |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Inspected |
| Instance Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Basement | Does not Exist |
| Boiler System | |
| 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 | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 882 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Peerless |
| Equipment | 83100-01 |
| Capacity/Size Quantity | 882 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1990 |
| Source of Installation | Inspector Estimate |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 882 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Peerless |
| Equipment | 83100-02 |
| Capacity/Size Quantity | 882 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1990 |
| Source of Installation | Inspector Estimate |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|--|---------------------------|
| HEATING PLANT | |
| Boiler System | |
| Steam Boiler | |
| Instance on Basement | Does not Exist |
| Fuel System | |
| Instance on Basement | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Basement | Inspected |
| Instance Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Basement | Does not Exist |
| Fuel Oil Storage/Supply System | |
| Instance on Basement | Does not Exist |
| Gas Trains And Vent At The Boiler | |
| Instance on Basement | Inspected |
| Instance Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Enclosed IDF Room | |
| | Does not Exist |
| KITCHEN | |
| | Inspected |
| Instance on Basement | Inspected |
| CO Detector | |
| Instance on Basement | Inspected |
| Instance 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. |
| Gas System | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Grease Trap | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | |

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| Question | Response |
|---|---------------------------|
| KITCHEN | |
| Hood Exhaust Fan | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hot Water Temperature Booster | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Kitchen Sink | |
| Instance on Basement | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room 306 | Inspected |
| Dedicated A/C Equipment | |
| Instance on Room 306 | Inspected |
| Instance Condition | 2 - Between Good and Fair |
| 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 | Does not Exist |
| SWIMMING POOL | Does not Exist |
| VENTILATION | Inspected |
| Exhaust Fan | Inspected |
| Approximate Total # of Fans | 1-25 |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Supply Fan | Does not Exist |
| Unit Ventilator | Does not Exist |