

**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Mechanical Inspection**

**M263**

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

Inspection Id	Inspection Type	Time In	Last Edited
66	MECHANICAL	2023-10-06 08:28AM	2024-02-13 02:16PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water Service: Backflow Preventer (1 of 2) Years: 2022
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Fire Booster Pump Room C07
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Science Prep Room 502A
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms C01A, C11, 113 (painted, 6); Corridor near Room 114 (obstructed, 1)
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	Defective Fire/Smoke Damper	(~20)	Metal Ductwork	Classroom 307, Corridors and other locations	Charles Harvey	Custodian	No Photo Taken

**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	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Basement - Kitchen Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Outdoor Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	RTU-1
Capacity/Size Quantity	53
Capacity/Size UOM	Tons

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	RTU-2
Capacity/Size Quantity	50
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	RTU-3
Capacity/Size Quantity	22
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	RTU-4
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-407C
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-5

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Installation Year	2010
Source of Installation Year	Documented
Deficiency	DEFECTIVE VAV BOX
Deficiency Location/Instance	Various Locations
Deficiency Quantity	25
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
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

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<b>Question</b>	<b>Response</b>
<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	Fire Booster Pump Room C07
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Cellar - Water Meter Room C01D, Fire Booster Pump Room C07
Instance Condition	2- Between Good and 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>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Penthouse Water Heater Room 602
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	270
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
Deficiency Location/Instance	Penthouse Water Heater Room 602
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Violations	No violations recorded
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Heat Pump Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE BACKFLOW PREVENTER
Deficiency Location/Instance	Room 516
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Fire Booster Pump Room C07 (flange), Room 511, Penthouse Water Heater Room 602
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 507
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Girl's Toilet Room 512
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</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>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Janitor Sink</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<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	2- Between Good and Fair
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 - Gas Boosters Enclosure
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Spencer
EquipmentId	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Penthouse Water Heater Room 602
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	
	Does not exist
<b>Hydronic Heating</b>	
	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	
Condition	2- Between Good and Fair
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>	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kindergarten's Exit and Lobby, Room 113
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
	Does not exist
<b>Enclosed IDF Room</b>	
	Inspected
Instance on Rooms C06, 506	Inspected
Instance on Rooms 306, 406	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms C06, 506	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms C06, 506
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 306, 406	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
	Inspected
Instance on Cellar	Inspected
<b>CO Detector</b>	
Instance on Cellar	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
Violations	No violations recorded
<b>Gas System</b>	

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Gas System</b>	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 206	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 206	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
Instance on Room 202	Inspected
Alternative Use	Yes
Instance on Room 502	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 202	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 502	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 202	Not required



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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>CO Detector</b>	
Instance on Room 502	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Emergency Shower</b>	
Instance on Room 202	Does not exist
Instance on Room 502	Does not exist
<b>Eye Wash</b>	
Instance on Room 202	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 502	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 202	Does not exist
Instance on Room 502	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 202	Does not exist
Instance on Room 502	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 202	Does not exist
Instance on Room 502	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 202	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 502	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 202	Does not exist
Instance on Room 502	Does not exist
<b>SCIENCE PREP ROOM</b>	
Instance on Room 202A	Inaccessible
Instance on Room 502A	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	
Instance on Room 502A	Inspected
Instance 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
Violations	No violations recorded
<b>Emergency Shower</b>	

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Question	Response
<b>SCIENCE PREP ROOM</b>	
<b>Emergency Shower</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Eye Wash</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Laboratory Hood</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Laboratory Sink</b>	
Instance on Room 502A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 502A	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	2- Between Good and Fair
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms C01A, C11, 113 (painted, 6); Corridor near Room 114 (obstructed, 1)
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	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>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / WAF3
Deficiency Quantity	1
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>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	Classroom 307, Corridors and other locations
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Roof / KEF-1, EXH-WAF3
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not exist