

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K257

School: P.S. 257 - BROOKLYN, 60 COOK STREET, BROOKLYN, NY, 11206

InspectionId	Inspection Type	Time In	Last Edited
1262020	MECHANICAL	2008-12-10 09:03AM	2009-06-08 01:21PM

Asset Data

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: Water mains , Sump and sewage ejector pumps Years: 2006 Systems: Gas fired domestic water heater Years: 2008

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Piping	Does not exist
Condenser Water Pump	Does not exist
Cooling Coils in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Does not exist
Temperature Control Air Compressor	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Temperature Control Thermostat	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Computer room 318
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Temperature Control Zone Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Classrooms
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiters	Does not exist
Elevators	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Escalators	Does not exist
Non-auditorium Handicap Lift	Does not exist
Sidewalk / Ash Hoist	Inspected
Condition	3- Fair
Deficiency	TRACTION: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
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Does not exist
Domestic Hot Water System	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	B1 - Boiler room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Raypak
EquipmentId	N/A
Capacity/Size	264000 BTU / hr (input)
Installation Year	2008
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
House Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage / Waste Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
EMERGENCY GENERATOR	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
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	Inspected
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Second floor - gymnasium area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Ro0m 321 - girls room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING	
Hydronic Heating	Does not exist
Radiator / Convectector	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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan Room # 301
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
Terminal Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Lunch Rooms
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Terminal Fan Coil Unit	
Violations	No violations recorded
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Inspected
Replacement Quantity	11,180
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Does not exist
Boiler Feedwater Tank	Does not exist
Feedwater Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Does not exist
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Does not exist
Boiler Header Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Does not exist
Boiler Make-up Water Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Violations	No violations recorded
Boiler Safety Valve	
Condition	Inspected
	3- Fair
Deficiency	MISSING SAFETY VALVE PIPING
Deficiency Location/Instance	Boiler room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner Control Panel	
Condition	Inspected
	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler System	
	Inspected
Coal-fired Boiler	
	Does not exist
Hot Water Boiler	
	Does not exist
Modular Boiler	
	Does not exist
Steam Boiler	
	Inspected
Instance	B1 - Boiler room
Instance Condition	3- Fair
Instance Quantity	5,590
Instance Quantity Uom	MBH
Manufacturer	NRC
EquipmentId	49729-01
Capacity/Size	60 GPH burner
Installation Year	1962
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room/ Boiler # 49729-01
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	B1 - Boiler room
Instance Condition	3- Fair
Instance Quantity	5,590
Instance Quantity Uom	MBH
Manufacturer	NRC
EquipmentId	49729-02
Capacity/Size	60 GPH burner
Installation Year	1962
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room/ Boiler #49729-02
Deficiency Quantity	1

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HEATING PLANT	
Boiler System	
Steam Boiler	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler room / 49729-02. 2 leaking & 1 plugged
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Condition	Does not exist
Fuel Oil Heater	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room - (For tank #2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Condition	Does not exist
Oil Leak Detector In Tank Room	
Condition	Does not exist
Overfill Alarm By Oil Fill	
Condition	Does not exist
KITCHEN	
Instance	Inspected
Instance	First floor
CO Detector	
Instance on First floor	Does not exist
CO/Gas Leak Detector	
Instance on First floor	Does not exist
Gas System	
Instance on First floor	Inspected
Instance Condition	3- Fair

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Question	Response
KITCHEN	
Gas System	
Deficiency	No deficiencies recorded
Grease Trap	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	First floor / (one out of two) dishwasher removed
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on First floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood Fire Suppression System	
Instance on First floor	Does not exist
Hot Water Temperature Booster	
Instance on First floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	First floor / dishwasher removed
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Kitchen Sink	
Instance on First floor	Inspected
Instance Condition	3- 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	
	Inspected
Deluge Valve	Does not exist

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist