

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

School: **P.S. 238 - BROOKLYN, 1633 EAST 8 STREET, BROOKLYN, NY, 11223**

InspectionId	Inspection Type	Time In	Last Edited
1660043	MECHANICAL	2010-11-12 09:07AM	2010-12-01 01:58PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant, F&T traps, and terminal unit thermostatic traps, sump pumps, gas fired domestic water heater system, and climate control system. Also, new water main in boiler room (1 of 2). a DX split A/C system for the MDF room. Years: 2001. Systems: Prep room # 419. Years: 2007.
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	lunch room, Rooms # 352, 407, 452 south, 411, 413, and 313.
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room (Bad Motor controls; 1/1).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUMBWAITERS	Does not exist

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
CONVEYING	
ELEVATORS	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	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
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Basement area.
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	600 MBH / 400 GALS.
Installation Year	2001
Source of Installation Year	Documented
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	Does not exist
SUMP PUMP	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
SUMP PUMP	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VENT PIPING	
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
FIXTURES	
STAFF AND OTHER	
Janitor Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
STUDENT	
Drinking Fountain	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Hallways next to rooms # 402B, 302, and 360 in the 3rd and 4th floors.
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	NOT IN USE
Deficiency Location/Instance	Room #452; 1/1).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms # 352 GYM, 424, 460 (Boys bath), and 452S.
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room # 262 (boy's. bathroom; 1of 2).
Deficiency Quantity	1
Quantity Uom	EACH

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
FIXTURES	
STUDENT	
Lavatory/Sink	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	
Instance on Room #452 North (Handicap accessible; 1 new shower stall for students.)	Inspected
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 452 North.
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 on Room # 452 South (old shower room).	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 452 south.
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	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girl's bathroom, First floor.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's grade level bathroom (near kitchen; 14/15)
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
FIXTURES	
STUDENT	
Urinal	
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM VENT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement area, fan room.
Deficiency Quantity	21
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	142
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM HEATING	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and 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, basement area.
Deficiency Quantity	450
Quantity Uom	L.F.

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
HEATING	
STEAM HEATING	
MER Steam and Condensate Piping	
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan room, basement area.
Deficiency Quantity	1,250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler room in basement area (vacuum pump #1 is leaking; 1 of 4).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	1,250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Inspected	
Replacement Quantity	12,028
Replacement Uom	MBH
Instance	Basement area.
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Inspected	
Instance on Basement area.	Inspected
Boiler Auxiliary Piping	
Inspected	
Instance on Basement area.	Inspected
Instance Condition	1- Good

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Auxiliary Piping	
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement area.	Inspected
Coal-fired Boiler	
Instance on Basement area.	Does not exist
Hot Water Boiler	
Instance on Basement area.	Does not exist
Modular Boiler	
Instance on Basement area.	Does not exist
Steam Boiler	
Instance on Basement area.	Inspected
Instance	Boiler room in basement area.
Instance Condition	1- Good
Instance Quantity	6,014
Instance Quantity Uom	MBH
Manufacturer	A. L. Eastmond & Sons inc.
EquipmentId	7860-1
Capacity/Size	6014 MBH Net.
Installation Year	2001
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler room in basement area.
Instance Condition	1- Good
Instance Quantity	6,014

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Instance Quantity Uom	MBH
Manufacturer	A. L. Eastmond & Sons inc.
EquipmentId	7860-2.
Capacity/Size	6014 MBH Net.
Installation Year	2001
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement area.	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement area.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE LOUVER
Deficiency Location/Instance	Boiler room (damaged louver, and disconnected damper actuator).
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Basement area.	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement area.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	Inspected
Instance	Room # 360.
A/C EQUIPMENT	
Instance on Room # 360.	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room # 360.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room # 360.	Does not exist
KITCHEN	
Instance	Inspected
Instance	First floor (room # 117.).
CO DETECTOR	
Instance on First floor (room # 117.).	Not required
GAS SYSTEM	

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
KITCHEN	
GAS SYSTEM	
Instance on First floor (room # 117.).	Does not exist
GREASE TRAP	
Instance on First floor (room # 117.).	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on First floor (room # 117.).	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on First floor (room # 117.).	Does not exist
HOOD EXHAUST FAN	
Instance on First floor (room # 117.).	Does not exist
HOOD FIRE SUPPRESSION SYSTEM	
Instance on First floor (room # 117.).	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on First floor (room # 117.).	Does not exist
KITCHEN SINK	
Instance on First floor (room # 117.).	Inspected
Instance Condition	3- Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Room # 117.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF ROOM	
Instance	Inspected
Instance	Room # 256.
A/C EQUIPMENT	
Instance on Room # 256.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room # 256.	Does not exist
SCIENCE DEMO ROOM	
Instance on Room # 415.	Inspected
Alternative Use	Yes
ACID WASTE NEUTRALIZING TANK	
Instance on Room # 415.	Does not exist
EMERGENCY SHOWER	
Instance on Room # 415.	Does not exist
EYE WASH	
Instance on Room # 415.	Does not exist
FIXED LABORATORY HOOD	
Instance on Room # 415.	Does not exist
LABORATORY SINK	
Instance on Room # 415.	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 415
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
SCIENCE DEMO ROOM	
LABORATORY SINK	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
PORTABLE LABORATORY HOOD	
Instance on Room # 415.	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	
Instance on Room # 419.	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room # 419.	Does not exist
EMERGENCY SHOWER	
Instance on Room # 419.	Does not exist
EYE WASH	
Instance on Room # 419.	Does not exist
FIXED LABORATORY HOOD	
Instance on Room # 419.	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room # 419.	Does not exist
HOOD EXHAUST FAN	
Instance on Room # 419.	Does not exist
LABORATORY SINK	
Instance on Room # 419.	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room # 419.	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room # 419.	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
DELUGE VALVE	Does not exist
FIRE BOOSTER PUMP ASSEMBLY	Does not exist
ROOF TANK	Does not exist
SIAMESE CONNECTION	Does not exist
SPRINKLER ALARM VALVE ASSEMBLY	Does not exist
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
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Fan room in the basement area (not being used due to fire department restrictions.)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K238

Question	Response
VENTILATION	
EXHAUST FAN	
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
HEATING AND VENTILATING UNIT	
Does not exist	
METAL DUCTWORK	
Inspected	
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan room in basement (Exhaust fans for both Gymnasiums.) .
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Third floor gym (damaged fresh air louver) .
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Basement area, custodian's shop; missing access panel to ductwork.
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SUPPLY FAN	
Inspected	
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	House supply Fans; due to defective controls and fire department restrictions. (6 of 9).
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
UNIT VENTILATOR	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the school.
Deficiency Quantity	55
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded