

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

Mechanical Inspection

K238

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

InspectionId	Inspection Type	Time In	Last Edited
1266012	MECHANICAL	2008-12-04 12:00PM	2009-06-26 02:35PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant, gas fired domestic water heater, climate control system Years: 2001

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	UP TO 5 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	MDF Room / 2nd Floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations 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	DEFECTIVE
Deficiency Location/Instance	Computer lab and some classrooms
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
AIR CONDITIONING	
Window Type A/C	
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Does not exist
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Thermostat	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Service Piping (Water Main)	
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	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	400 Gall / 600 MBH
Installation Year	2001
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	LEAKS
Deficiency Location/Instance	Basement next to oil tank Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	LEAKS
Deficiency Location/Instance	Basement below auditorium
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations 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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage / Waste Piping	
Deficiency	LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	2- Between Good and Fair
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
Toilet	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Inspected
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 452
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	3- Fair

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Question	Response
FIXTURES	
Student	
Toilet	
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	Inspected
Baseboard/Fin Tube	Does not exist
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan area
Deficiency Quantity	28
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 / Convectector	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	90
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	Basement fan area
Deficiency Quantity	400
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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 System	
Condition	2- Between Good and Fair
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	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
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	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	12,028
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Breeching	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler #2 burner
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Header Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Inspected
Double Check Valves	Does not exist
RPZ	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Oil Burner	Does not exist
Boiler Room Steam And Condensate Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner Control Panel	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	Inspected
Coal-fired Boiler	Does not exist
Hot Water Boiler	Does not exist
Modular Boiler	Does not exist

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HEATING PLANT	
Boiler System	
Steam Boiler	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	6,014
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	786O-1
Capacity/Size	6014 MBH
Installation Year	2001
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	6,014
Instance Quantity Uom	MBH
Manufacturer	Easco
EquipmentId	786O-2
Capacity/Size	6014 MBH
Installation Year	2001
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE LOUVER
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CO/Gas Leak Detection	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected

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Question	Response
HEATING PLANT	
Fuel Systems	
Overfill Alarm By Oil Fill	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance	Inspected
Instance	1st Floor
CO Detector	
Instance on 1st Floor	Does not exist
CO/Gas Leak Detector	
Instance on 1st Floor	Does not exist
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	945071
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen (Sink's lever-operated waste assembly)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SCIENCE DEMO ROOM	
Instance	Inspected
Instance	Room 415
Alternative Use	Yes
Instance	Room 417
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 415	Does not exist
Instance on Room 417	Does not exist
Emergency Shower	

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Question	Response
SCIENCE DEMO ROOM	
Emergency Shower	
Instance on Room 415	Does not exist
Instance on Room 417	Does not exist
Eye Wash	
Instance on Room 415	Does not exist
Instance on Room 417	Does not exist
Laboratory Hood	
Instance on Room 415	Does not exist
Instance on Room 417	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
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance on Room 417	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Inspected
Instance	Room 419
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
Hood Exhaust Ductwork	
Instance on Room 419	Does not exist
Hood Exhaust Fan	
Instance on Room 419	Does not exist
Laboratory Hood	
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
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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
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	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	DEFECTIVE CONTROL/SWITCH
Deficiency Location/Instance	Basement fan area (automatic filter roller systems for all blowers)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded