

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

Mechanical Inspection

Q098

School: **P.S. 98 - QUEENS, 40-20 235 STREET, QUEENS, NY, 11363**

InspectionId	Inspection Type	Time In	Last Edited
1262086	MECHANICAL	2009-03-03 08:29AM	2009-03-10 04:33PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: DX split system for MDF room Years: 2005 Systems: Heating plant, climate control system, gas service, sump pumps, GFDWH. 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	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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

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

Mechanical Inspection

Q098

Question	Response
CLIMATE CONTROL SYSTEM	
Refrigerated Air Dryer	
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	Does not exist
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 B64
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	3- 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	DEFECTIVE MOTOR
Deficiency Location/Instance	Boiler Room B64 / (1/2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist

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

Mechanical Inspection

Q098

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room B64
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	399 MBH / 400 gallons
Installation Year	2001
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
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

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

Mechanical Inspection

Q098

Question	Response
FIXTURES	
Student	
Drinking Fountain	
Condition	3- 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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Girls Toilet Room B52
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	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	1- Good
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	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	Boiler Room B64, MER B35M / (10/10)
Deficiency Quantity	10
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

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

Mechanical Inspection

Q098

Question	Response
HEATING	
Radiator / Convactor	
Deficiency Location/Instance	Throughout the building / (42/42)
Deficiency Quantity	42
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (VALVE, VENT)
Deficiency Location/Instance	Room 110 / leaky valve connection
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	800
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	800
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	
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Art Room, Library, Gym/Cafeteria

NYC Department of Education
Building Condition Assessment Survey 2008-2009

Mechanical Inspection

Q098

Question	Response
HEATING	
Unit Heater/Cabinet Heater	
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	5,198
Replacement Uom	MBH
Boiler Auxiliaries	
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	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Boiler Feedwater Pump	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	
Condition	1- Good
Deficiency	No deficiencies recorded
Feedwater Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Gas Burner	
Boiler Gas/Oil Burner	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Header Valve	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Double Check Valves	
RPZ	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Oil Burner	
Boiler Room Steam And Condensate Piping	
Inspected	

NYC Department of Education
Building Condition Assessment Survey 2008-2009

Mechanical Inspection

Q098

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
	Inspected
Condition	1- Good
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
Steam Boiler	
	Inspected
Instance	Boiler Room B64
Instance Condition	1- Good
Instance Quantity	2,599
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons Inc.
EquipmentId	8916-01
Capacity/Size	2599 MBH net
Installation Year	2001
Deficiency	No deficiencies recorded
Instance	Boiler Room B64
Instance Condition	1- Good
Instance Quantity	2,599
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons Inc.
EquipmentId	8916-02
Capacity/Size	2599 MBH net
Installation Year	2001
Deficiency	No deficiencies recorded
Fuel Systems	
	Inspected
Boiler Fresh Air Louver/Damper	
	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q098

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HEATING PLANT	
Fuel Systems	
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
Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	Basement
CO Detector	
Instance on Basement	Does not exist
CO/Gas Leak Detector	
Instance on Basement	Does not exist
Gas System	
Instance on Basement	Does not exist
Grease Trap	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Does not exist
Hood Exhaust Ductwork	
Instance on Basement	Does not exist
Hood Exhaust Fan	
Instance on Basement	Does not exist
Hood Fire Suppression System	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	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
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Alarm Valve Assembly	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q098

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
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	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER B35M
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout the building
Deficiency Quantity	14
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded