

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

Mechanical Inspection

Q098

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

InspectionId	Inspection Type	Time In	Last Edited
1750025	MECHANICAL	2010-10-25 12:15PM	2010-11-08 10:48AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split Serving MDF Room Years: 2005 Systems: Heating Plant, Climate Control, Partial Heating System, Gas Fired Domestic Water Heater and Sump Pumps. Years: 2001
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
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 Building
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
ASH HOIST	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement / 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
DUMBWAITERS	Does not exist
ELEVATORS	Does not exist
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

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

Mechanical Inspection

Q098

Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC COLD WATER SYSTEM	
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	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
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
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
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
FIXTURES	Inspected
STAFF AND OTHER	Inspected

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

Mechanical Inspection

Q098

Question	Response
FIXTURES	
STAFF AND OTHER	
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	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boys Bathroom First Floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	1- Good
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	Inspected

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

Mechanical Inspection

Q098

Question	Response
HEATING	
BASEBOARD/FIN TUBE	
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room / Gymnasium and Auditorium Blowers
Deficiency Quantity	6
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 Building
Deficiency Quantity	66
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	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout 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 Pumping System	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room / 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 Building

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

Mechanical Inspection

Q098

Question	Response
HEATING	
STEAM HEATING	
Steam Piping	
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	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Condition	Does not exist
UNIT HEATER/CABINET HEATER	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Steam Heaters : Basement Stair (1), Cafeteria (2), Cafeteria Stairs (1)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room (Electric Heaters)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	5,198
Replacement Uom	MBH
Instance	Boiler Room / Boiler 1 and Boiler 2
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Boiler Auxiliary Piping	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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

Mechanical Inspection

Q098

Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Flue Exhaust	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Coal-fired Boiler	
Instance on Boiler Room / Boiler 1 and Boiler 2	Does not exist
Hot Water Boiler	
Instance on Boiler Room / Boiler 1 and Boiler 2	Does not exist
Modular Boiler	
Instance on Boiler Room / Boiler 1 and Boiler 2	Does not exist
Steam Boiler	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance	Boiler Room (Basement)
Instance Condition	1- Good
Instance Quantity	2,599
Instance Quantity Uom	MBH
Manufacturer	A.L Eastmond & Sons
EquipmentId	8916-01
Capacity/Size	2599 MBH Net
Installation Year	2001
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room (Basement)
Instance Condition	1- Good
Instance Quantity	2,599
Instance Quantity Uom	MBH
Manufacturer	A.L Eastmond & Sons
EquipmentId	8916-02
Capacity/Size	2599 MBH Net
Installation Year	2001
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	3
Quantity Uom	EACH

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

Mechanical Inspection

Q098

Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FUEL SYSTEMS	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Boiler Room / Boiler 1 and Boiler 2	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
	Does not exist
KITCHEN	
Instance	Inspected
	Basement
CO DETECTOR	
Instance on Basement	Not required
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
MDF ROOM	
Instance	Inspected
	Room 251
A/C EQUIPMENT	
Instance on Room 251	Inspected

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

Mechanical Inspection

Q098

Question	Response
MDF ROOM	
A/C EQUIPMENT	
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 251 / Compressor does not work
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room 251	Does not exist
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	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	DEFECTIVE MOTOR
Deficiency Location/Instance	Attic / House Blower
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE

NYC Department of Education
Building Condition Assessment Survey 2010-2011

Mechanical Inspection

Q098

Question	Response
VENTILATION	
UNIT VENTILATOR	
Deficiency Location/Instance	Classrooms : 101, 102, 103, 104, 106, 108, 109, 201, 202, 203, 204, 205, 206, 207, 208 and 209
Deficiency Quantity	16
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded