

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

Q096

Asset: P.S. 96 - QUEENS, 130-01 ROCKAWAY BLVD, New York, 11420

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q096	Mechanical	2017-11-21 8:26 AM	2018-01-01 7:57 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Basement MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Kitchen - Grease Trap; Fixtures - Student: Toilets (60%), Urinals (80%), Lavatory/Sinks (50%)
	Years: 2016
	Systems: Heating Coil in Ductwork for Auditorium Supply Fan
	Years: 2014
	Systems: Water Service
	Years: 2011
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2010
	Systems: Gas Fired Domestic Water Heater
	Years: 2009

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective Boiler Safety Auxiliary	Defective Fusible Link at Boiler Fuel Transfer Pumps	HEATING PLANT Fuel System Fuel Oil Storage/Supply System	Boiler Room (Fusible Link)	Michael Leto	Fireman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Location/Instance	Rooms 301, 302
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Fluid Automation System
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	8
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance	Room B-1
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
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
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation	Custodial Staff
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
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Cafeteria, Girl's Toilet Room adjacent to Room 306
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
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	3 - 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	
CO/Gas Leak Detection	
Inspected	
Instance	Boiler Room and Gas Meter Room
Instance Condition	3 - Fair
Instance Quantity	1

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GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity Uom	EACH
Installation Year	1998
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room and Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
HEATING	
	Inspected
Heating Coil In Ductwork	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement MER / House Blower
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hydronic Heating	
	Does not Exist
Radiator/Convactor/Fin Tube	
	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	No deficiencies recorded
Steam Condensate Return Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
	Does not Exist
Steam supplied by External Sources	
	Does not Exist
Unit Heater/Cabinet Heater	
	Inspected

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HEATING	Inspected
Unit Heater/Cabinet Heater	
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Quantity	3,638
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE BOILER AUTOMATIC FEEDWATER VALVE
Deficiency Location/Instance	Boiler Room / Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	

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Question	Response
HEATING PLANT	Inspected
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	Inspected
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,819
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	13274-01
Capacity/Size Quantity	1,819
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,819
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	13274-02
Capacity/Size Quantity	1,819
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1998
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Basement	Inspected

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HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room (Fusible Link)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not Exist
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Not Required
Instance on Basement	Not Required
Gas System	Does not Exist
Instance on Basement	Does not Exist
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Basement	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Basement	Does not Exist
Kitchen Sink	Inspected
Instance on Basement	Inspected

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Question	Response
KITCHEN	Inspected
Kitchen Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 325	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 325	Inspected
Condition	2 - Between Good and 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
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room near Wet Sprinkler Alarm Valve Assembly
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof, Building Exterior / Kitchen Exhaust
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED DUCTWORK
Deficiency Location/Instance	Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE VOLUME DAMPER
Deficiency Location/Instance	House Plenum
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not Exist