

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Mechanical Inspection

M066



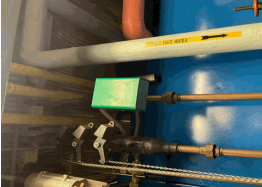
Asset: RICHARD R GREEN HS OF TEACHING - MANHATTAN, 421 EAST 88 STREET, MANHATTAN, NY, 10128

Inspection Id	Inspection Type	Time In	Last Edited
2268	MECHANICAL	2024-01-08 07:37AM	2024-02-16 08:19AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Fixtures - Drinking Fountains (~80%) Years: 2023 Systems: Fixtures - Toilets (~90%), Urinals Years: 2022 Systems: Climate Control System - Pneumatic System - Refrigerated Air Dryer, PRV Station Years: 2020 Systems: Kitchen - Grease Trap Years: 2019 Systems: MDF Room - Dedicated A/C Equipment (1 of 2, DX Split System) Years: 2015 Systems: Student Fixtures - Lavatory/Sinks (~50%) Years: 2013
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
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Boiler Room Mechanical Area
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement Storage Room; 1st Floor - East Lobby Storage Room, West Lobby Storage Room, Closet within Custodian's Office (painted, 9)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Other	Defective	Gas Meter Room Exhaust Fan	Gas Meter Room	Steven Lane	Fireman	
Yes	Defective Boiler Safety Auxiliary	(3)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Steven Lane	Fireman	
No	Defective Boiler Safety Auxiliary	Defective Secondary Low Water Cut-off	Steam Boiler	Boiler Room / Boiler #3	Steven Lane	Fireman	

Inspection

Question	Response
Mechanical	

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Question	Response
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Boiler Room Mechanical Area
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	AC-1
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Packaged Air Cooled Chiller	Inspected
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1995
Source of Installation Year	Inspector Estimate
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist

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Question	Response
AIR CONDITIONING	
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiter	Does not exist
Elevator	Does not exist
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Inspected
Condition	2- Between Good and Fair
Are all the existing non-auditorium handicap stair lifts operable?	Yes
Deficiency	No deficiencies recorded
Ash Hoist	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	
Instance	Boiler Room; Boiler Room near Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2
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	
Instance	Boiler Room Mechanical Area
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	1000
Capacity/Size UOM	MBH Input

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size 2 Quantity	250
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1995
Source of Installation Year	Inspector Estimate
Deficiency	TANK RUSTY/LEAKS
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump 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	DEFECTIVE/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/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
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	1- Good

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and 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	1- Good
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	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room; Basement near Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
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

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/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
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	Gordon Paitt
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler System	
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 on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,441
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	7169-1
Capacity/Size Quantity	3441
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity	3,441
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	7169-2
Capacity/Size Quantity	3441
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,441
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	7169-3
Capacity/Size Quantity	3441
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation Year	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room by Fuel oil Pumps
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING PLANT	
Fuel System	
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not required
Gas System	
Instance on 1st Floor	Does not exist
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
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	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF103050
MDF Room	
Instance on Room 306A	Inspected
Dedicated A/C Equipment	
Instance on Room 306A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
SCIENCE LAB	
Instance on Room 401	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 401	Does not exist
CO Detector	
Instance on Room 401	Not required
Emergency Shower	
Instance on Room 401	Inspected

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Question	Response
SCIENCE LAB	
Emergency Shower	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 401	Does not exist
Hood Exhaust Fan	
Instance on Room 401	Does not exist
Fixed Laboratory Hood	
Instance on Room 401	Does not exist
Laboratory Sink	
Instance on Room 401	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 401	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room 402	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 402	Does not exist
CO Detector	
Instance on Room 402	Not required
Emergency Shower	
Instance on Room 402	Does not exist
Eye Wash	
Instance on Room 402	Does not exist
Hood Exhaust Ductwork	
Instance on Room 402	Does not exist
Hood Exhaust Fan	
Instance on Room 402	Does not exist
Fixed Laboratory Hood	
Instance on Room 402	Does not exist
Laboratory Sink	
Instance on Room 402	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 402	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Storage Room; 1st Floor - East Lobby Storage Room, West Lobby Storage Room, Closet within Custodian's Office (painted, 9)

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	3- Fair
Standpipe System	
Condition	Does not exist
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
Condition	Yes
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
Deficiency Location/Instance	DEFECTIVE MOTOR
Deficiency Quantity	Kitchen Storage Room
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Kitchen Office (1 of 1)
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	No
Deficiency	No
Supply Fan	
Condition	Does not exist
Unit Ventilator	
Condition	Does not exist