

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q636

Asset: RICHMOND HILL HS ANNEX - QUEENS, 94-25 117TH STREET, New York, 11419

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q636	Mechanical	2023-12-01 11:57 AM	2024-01-09 3:42 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Steam Condensate Return Pumping Room across from Boiler Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs 316, 320, Science Prep Room 318
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	Boiler Room Entrance
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Electric Domestic Water Heater (1 of 2); Unit Heater/Cabinet Heaters in Boiler Room (2 of 3)
	Years: 2020
	Systems: Kitchen - Hot Water Temperature Booster
	Years: 2017

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	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	Inspected
Instance	Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-410A
Instance Manufacturer	Coolbreeze
Equipment	RTU-1
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	OVER 20 TONS: DEFECTIVE MOTOR
Deficiency Location/Instance	Building Addition - Roof

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Instance	Building Addition- Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Coolbreeze
Equipment	RTU-2
Capacity/Size Quantity	2
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout
Instance Condition	2 - Between Good and 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	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	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Boys Toilet Room C04
Instance Condition	2 - Between Good and Fair
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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
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	
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected

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Question	Response
FIXTURES	
Student	
Drinking Fountain	Inspected
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	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boys Toilet Room 113
Deficiency Quantity	9
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.
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	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation	Documented
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	2 - Between Good and Fair

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Question	Response
HEATING	
Steam Heating	
F&T/Steam Drip Trap	Inspected
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Does not Exist
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Quantity	3,532
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Webster
Burner Model Number	JB2G-10-RM7840L-F-M.15VGD-UL/IRI
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater System	
Instance on Basement	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	2 - Between Good and 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	2 - Between Good and Fair
Instance Quantity	1,766
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	Weil-McLain
Equipment	87971-01
Capacity/Size Quantity	1,766
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity	1,766
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	Yes
Instance Manufacturer	Weil-McLain
Equipment	87971-02
Capacity/Size Quantity	1,766
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Mechanical
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE ACTUATOR
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.
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	2 - Between Good and 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	2 - Between Good and Fair

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Question	Response
KITCHEN	
Grease Trap	Inspected
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	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 306	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 306	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 316	Inspected
Alternative use	No
Instance on Room 320	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 320	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 316	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 320	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 320
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.

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Question	Response
SCIENCE LAB	
CO Detector	
Instance on Room 316	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 316
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.
Emergency Shower	
Instance on Room 320	Does not Exist
Instance on Room 316	Does not Exist
Eye Wash	
Instance on Room 320	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 316	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 320	Does not Exist
Instance on Room 316	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 320	Does not Exist
Instance on Room 316	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 320	Does not Exist
Instance on Room 316	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 320	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 316	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 320	Does not Exist
Instance on Room 316	Does not Exist
SCIENCE PREP ROOM	
Instance on Room 318	Inspected

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Question	Response
SCIENCE PREP ROOM	
Alternative use	No
Acid Waste Neutralizing Tank	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Instance on Room 318	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 320
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.
Emergency Shower	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 318	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 318	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	No
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	1 - Good
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist