

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

**Mechanical Inspection**

**R059**


**Asset:** THE HARBOR VIEW SCHOOL - STATEN ISLAND, 300 RICHMOND TERRACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
3817	MECHANICAL	2024-03-08 09:11AM	2024-04-24 12:42PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sump Pump; Dry Sprinkler Alarm Valve Assembly Years: 2019 Systems: Boiler Safety Valve Years: 2015 Systems: Non-auditorium Handicap Lift - Vertical Years: 2014
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Exits 1, 6; Stairs "A", "B"; Auditorium, Auditorium Dressing Rooms, Rooms S01, C03, 124, 202, 211, 304, 310 (painted, 45); Room C09B (obstructed, 1)
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	Defective Boiler Safety Auxiliary	Water Column's Try Cock connection is plugged.	Steam Boiler	Boiler Room	Justin Quintos	Cleaner	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	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
<b>DX Split System</b>	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-1
Capacity/Size Quantity	26
Capacity/Size UOM	Tons

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-2, RTU-3, RTU-4
Capacity/Size Quantity	25
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not exist
<b>Pneumatic System</b>	Does not exist
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Inspected
Instance	Throughout (Heat Timer System)
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
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Does not exist
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Inspected
Condition	3- Fair
Are all the existing non-auditorium vertical handicap lifts operable?	No
Deficiency	No deficiencies recorded
<b>Non-auditorium Handicap Lift - Stair</b>	Does not exist
<b>Ash Hoist</b>	Does not exist
<b>Sidewalk Elevator</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Water Meter Room S01
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	MER C02A
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	199
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	100
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Heat Pump Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING: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
<b>Sewage Ejector Pump</b>	Does not exist
<b>Sump Pump</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not exist
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Janitor Sink</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Urinal	Does not exist
<b>Student</b>	
Student	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Gymnasium, Corridor near Room 203
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Locker Room Shower	Does not exist
<b>Sink And Fountain Combo Unit</b>	
Sink And Fountain Combo Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
GAS FIRED FURNACE	Does not exist
<b>GAS SERVICE</b>	
GAS SERVICE	Inspected
<b>Gas Distribution Piping</b>	
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
Gas Meter Room Exhaust Fan	Does not exist
<b>Gas Meter Room Vent</b>	
Gas Meter Room Vent	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
Gas Pressure Booster	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Etter
EquipmentId	N/A
Capacity/Size Quantity	1

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	
	Inspected
Instance	Boiler Room, MER C02A
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2013
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
	Inspected
<b>Heating Coil In Ductwork</b>	
	Does not exist
<b>Hydronic Heating</b>	
	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	
	Inspected
<b>F&amp;T/Steam Drip Trap</b>	
	Does not exist
<b>MER Steam and Condensate Piping</b>	
	Does not exist
<b>Steam Condensate Return Piping</b>	
	Does not exist
<b>Steam Condensate Return Pumping System</b>	
	Does not exist
<b>Steam Piping</b>	
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	MER C02A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
	Does not exist
<b>Steam supplied by External Sources</b>	
	Does not exist
<b>Unit Heater/Cabinet Heater</b>	
	Does not exist
<b>HEATING PLANT</b>	
	Inspected
Instance on Sub-Cellar	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Industrial Combustion
Burner Model	MMG-28
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Sub-Cellar	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Auxiliary Piping</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Sub-Cellar	Does not exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Sub-Cellar	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Safety Valve</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Sub-Cellar	Inspected
<b>Coal-fired Boiler</b>	
Instance on Sub-Cellar	Does not exist
<b>Hot Water Boiler</b>	
Instance on Sub-Cellar	Does not exist
<b>Modular Boiler</b>	
Instance on Sub-Cellar	Does not exist
<b>Steam Boiler</b>	
Instance on Sub-Cellar	Inspected
Instance on Sub-Cellar	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1,568
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	Yes
Manufacturer	H. B. Smith Co., Inc.

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
EquipmentId	83044-01
Capacity/Size Quantity	1568
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1975
Source of Installation Year	Inspector Estimate
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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
<b>Fuel System</b>	
Instance on Sub-Cellar	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	2- Between Good and Fair
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	3- Fair
Deficiency	GAS BURNER: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
Violations	No violations recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Sub-Cellar	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Sub-Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Room C04	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room C04	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room C04
Deficiency Quantity	1

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<b>Question</b>	<b>Response</b>
<b>Enclosed IDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	Inspected
Instance on Cellar	Inspected
<b>CO Detector</b>	
Instance on Cellar	Not required
<b>Gas System</b>	
Instance on Cellar	Does not exist
<b>Grease Trap</b>	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Cellar	Does not exist
<b>Hood Exhaust Ductwork</b>	
Instance on Cellar	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Cellar	Does not exist
<b>Hood Fire Suppression System</b>	
Instance on Cellar	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Kitchen Sink</b>	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 210	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 210	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 124	Inspected
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room 124	Does not exist
<b>CO Detector</b>	
Instance on Room 124	Not required



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<b>Question</b>	<b>Response</b>
<b>SCIENCE LAB</b>	
<b>Emergency Shower</b>	
Instance on Room 124	Does not exist
<b>Eye Wash</b>	
Instance on Room 124	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 124	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room 124	Does not exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 124	Does not exist
<b>Laboratory Sink</b>	
Instance on Room 124	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 124	Does not exist
<b>SCIENCE PREP ROOM</b>	
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	
Condition	Inspected
Deficiency	1- Good
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Fire Booster Pump Assembly</b>	
<b>Roof Tank</b>	
<b>Siamese Connection</b>	
Condition	Does not exist
Deficiency	2- Between Good and Fair
<b>Sprinkler Head</b>	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Exits 1, 6; Stairs "A", "B"; Auditorium, Auditorium Dressing Rooms, Rooms S01, C03, 124, 202, 211, 304, 310 (painted, 45); Room C09B (obstructed, 1)
Quantity Uom	46
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Violations	LEVEL 6
<b>Sprinkler Piping</b>	
Condition	No violations recorded
Deficiency	Inspected
<b>Standpipe System</b>	
<b>Water Gong</b>	
Condition	Does not exist
Deficiency	Inspected
<b>SWIMMING POOL</b>	
<b>VENTILATION</b>	
Is the building Mechanically ventilated?	Inspected
<b>Exhaust Fan</b>	Partial
<b>Exhaust Fan</b>	
<b>Exhaust Fan</b>	

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<b>Question</b>	<b>Response</b>
<b>VENTILATION</b>	
<b>Exhaust Fan</b>	
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Ground Equipment Room C14
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / EF-6, EF-7 (bearing)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	1- Good
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist