

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

Mechanical Inspection

R080

Asset: REGION 7/ ROC F - STATEN ISLAND, 715 OCEAN TERRACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
4455	MECHANICAL	2024-04-01 08:57AM	2024-04-11 08:57AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Drinking Fountains (4 of 6) Years: 2024 Systems: Climate Control System: Air Compressor, Pneumatic PRV Station, Refrigerated Air Dryers Years: 2019 Systems: MDF Room - Dedicated A/C Equipment (1 of 2, Packaged / Rooftop Unit) Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement - MER A3
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement Storage Area (painted, 2)
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
		No condition recorded					

Inspection

Question	Response
Mechanical	
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	PUMP:DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Does not exist
Central Station Air Handler	Does not exist
Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room A141B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Packaged Air Cooled Chiller	Inspected

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
Instance	Roof
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Bohn
EquipmentId	#1
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1966
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	UP TO 100 TONS:DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Bohn
EquipmentId	#2
Capacity/Size Quantity	30
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1966
Source of Installation Year	Documented
Refrigerant Type	R-22
Deficiency	UP TO 100 TONS:DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	4- Between Fair and Poor
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Storage Room A5, Rooms A107, A118, A118A, A200
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3

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Question	Response
AIR CONDITIONING	
DX Split System	
Indoor Unit	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	
Inspected	Inspected
Condition	4- Between Fair and Poor
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Building Exterior, Roof
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms A115, A116, A135 and other locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE FRESH AIR INTAKE
Deficiency Location/Instance	Rooms A135, A231, A235 and other locations
Deficiency Quantity	25
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Building Exterior, Roof
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Building Exterior
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Inspected
Condition	3- Fair

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Question	Response
AIR CONDITIONING	
Return Fan	
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
BMS	
	Does not exist
Pneumatic System	
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Room A304 and other locations
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	MER A3; Storage Room A5
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	MER A3 @ S-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	
	Does not exist
Electric System	
	Does not exist
COMPACTOR	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CONVEYING	
	Inspected
Dumbwaiter	
	Does not exist
Elevator	
	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded

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Question	Response
CONVEYING	
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
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	Inspected
Instance	Basement - MER A3
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - MER A3
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	WATER MAIN:DEFECTIVE VALVE
Deficiency Location/Instance	Basement - MER A3 / Domestic (pressure regulator)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Does not exist
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	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Storage Room A5
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

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DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	MER A3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	2nd Floor Women's Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
	Inspected
Drinking Fountain	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
	Does not exist
Toilet	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	1st Floor Girl's Toilet Room
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
FIXTURES	
Student	
Toilet	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	MER A3
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PIPING:DEFECTIVE VALVE
Deficiency Location/Instance	MER A3
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Does not exist
Enclosed IDF Room	Does not exist
KITCHEN	Does not exist
MDF Room	Inspected
Instance on Room A103	Inaccessible
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist

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Question	Response
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Storage Area (painted, 2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof / E6
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 / E7 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/DETERIORATED

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Question	Response
VENTILATION	
Exhaust Fan	
Deficiency Location/Instance	Roof
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
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Storage Room A5
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER A3
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE FRESH AIR INTAKE
Deficiency Location/Instance	Room A305 and other location
Deficiency Quantity	25
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded