

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

Mechanical Inspection

R091

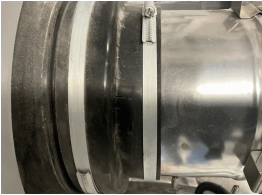
Asset: THE RICHMOND PRE-K CENTER @ 20 EBBITTS STREET - STATEN ISLAND, 20 EBBITTS STREET, STATEN ISLAND, NY, 10306

Inspection Id	Inspection Type	Time In	Last Edited
3115	MECHANICAL	2024-02-09 09:03AM	2024-03-23 03:02PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Boiler Make-up Water Backflow Preventer; Electric Domestic Water Heater Years: 2023
Are there fuel tanks?	No
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
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	Other	Defective (Flue gas leak in Boiler Room triggers CO/Gas Leak Detection System)	Boiler Flue Exhaust	Boiler Room	Thomas Maddocks	Custodian	

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	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	UP TO 5 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Elevator Machine Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-1
Capacity/Size Quantity	20

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
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	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-2
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	UP TO 20 TONS:DEFECTIVE GAS FURNACE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-3
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
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	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-4
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2019
Source of Installation Year	Documented
Source of Heating	Gas

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Refrigerant Type	R-410A
Deficiency	UP TO 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	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%
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
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	Water Meter Room 108A
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	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Remote Storage Tank	
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
Condition	Inspected
Deficiency	1- Good
Gas Fired Domestic Water Heater	
Instance	Inspected
Instance Condition	Boiler Room
Instance Quantity	1- Good
Instance Quantity Uom	1
Manufacturer	EACH
EquipmentId	Laars
Capacity/Size Quantity	N/A
Capacity/Size UOM	200
Capacity/Size 2 Quantity	MBH Input
Capacity/Size 2 UOM	0
Source of Capacity/Size	Gallons
Installation Year	Documented
Source of Installation Year	2019
Deficiency	Documented
	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Heat Pump Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected

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Question	Response
FIXTURES	
Student	
Drinking Fountain	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
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	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Hot Water Heat Exchanger	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Instance on 1st Floor	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 1st Floor	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Does not exist
Boiler Flue Exhaust	
Instance on 1st Floor	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Does not exist
Boiler Safety Valve	
Instance on 1st Floor	Does not exist
Boiler System	
Instance on 1st Floor	Inspected
Coal-fired Boiler	
Instance on 1st Floor	Does not exist
Hot Water Boiler	
Instance on 1st Floor	Does not exist
Modular Boiler	
Instance on 1st Floor	Inspected
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	559
Instance Quantity Uom	MBH NET
Manufacturer	Viessmann
EquipmentId	207170-01
Capacity/Size Quantity	643
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	DEFECTIVE FLUE EXHAUST
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE FRESH AIR LOUVER/DAMPER
Deficiency Location/Instance	Boiler Room

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HEATING PLANT	
Boiler System	
Modular Boiler	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Boiler	
Instance on 1st Floor	Does not exist
Fuel System	
Instance on 1st Floor	Does not exist
Enclosed IDF Room	
	Does not exist
KITCHEN	
	Inspected
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	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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	1- Good
Deficiency	No deficiencies recorded
MDF Room	
	Inspected
Instance on Room 209	Inspected
Dedicated A/C Equipment	
Instance on Room 209	Inspected
Instance 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	
	Does not exist

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Question	Response
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / GX1 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
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	1- Good
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist