

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

Mechanical Inspection

R094

Asset: THE RICHMOND PRE-K CENTER @ 104 HOUSMAN AVENUE - STATEN ISLAND, 104 HOUSMAN AVENUE, STATEN ISLAND, NY, 10303

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| 5047 | MECHANICAL | 2024-04-30 11:03AM | 2024-04-30 09:15PM |

Asset Data

| Question | Answer |
|--|--------------------|
| Have any Systems/Major Building Components been upgraded? | No System Upgraded |
| 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 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 | Inspected |
| Indoor Unit | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies 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 | Daikin |
| EquipmentId | RTU #1 |
| Capacity/Size Quantity | 30 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2019 |
| Source of Installation Year | Documented |
| Source of Heating | Electric |
| Refrigerant Type | R-410A |
| Deficiency | No deficiencies 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 |

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| Question | Response |
|--|--------------------------|
| 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 | 2- Between Good and Fair |
| 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 | Room C10 |
| 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 | 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 |
| Oil Fired Domestic Water Heater | Does not exist |
| Heat Pump Domestic Water Heater | Does not exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Interior Storm Piping | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |

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|--|---------------------------------|
| DRAIN/WASTE/VENT AND STORM SYSTEM | |
| Sewage Ejector Pump | Does not exist |
| Sump Pump | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | Does not exist |
| FIXTURES | Inspected |
| Staff And Other | Inspected |
| Janitor Sink | Inspected |
| Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 1- Good |
| 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 |
| 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 | Does not exist |
| HEATING | Inspected |
| Heating Coil In Ductwork | Does not exist |
| Hydronic Heating | 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 | DEFECTIVE |
| Deficiency Location/Instance | Room C10, Electrical Closet 209 |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Violations | No violations recorded |
| HEATING PLANT | Does not exist |
| Enclosed IDF Room | Does not exist |

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|---|--------------------------|
| KITCHEN | Inspected |
| Instance on 2nd Floor | Inspected |
| CO Detector | |
| Instance on 2nd Floor | Not required |
| Gas System | |
| Instance on 2nd Floor | Does not exist |
| Grease Trap | |
| Instance on 2nd Floor | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Hood | |
| Instance on 2nd Floor | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| Instance on 2nd Floor | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | |
| Instance on 2nd Floor | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | |
| Instance on 2nd Floor | Does not exist |
| Hot Water Temperature Booster | |
| Instance on 2nd Floor | Does not exist |
| Kitchen Sink | |
| Instance on 2nd Floor | Inspected |
| Instance Condition | 1- Good |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room 109 | Inspected |
| Dedicated A/C Equipment | |
| Instance on Room 109 | 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 |
| 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 | No deficiencies 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 |

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|--------------------|----------------|
| VENTILATION | |
| Unit Ventilator | Does not exist |
