

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

Mechanical Inspection

R462

Asset: SUSAN E. WAGNER HS ANNEX - STATEN ISLAND, 1220 MANOR ROAD, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
4242	MECHANICAL	2024-03-25 09:07AM	2024-05-03 03:35PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Electric Pressure Booster System; Electric Domestic Water Heaters Years: 2020
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?	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	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	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	Does not exist
Central Station Air Handler	Inspected
Instance	1st Floor Roof
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	DOAS-1, AHU-CORP
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	1st Floor Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	1st Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
EquipmentId	ERU-1
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	1st Floor Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	2nd Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-ART
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	2nd Floor Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack
EquipmentId	ACCH-1
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2016
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Inspected
Condition	1- Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Entrance Vestibule
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
AIR CONDITIONING	
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	Does not exist
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	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2016
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Electric Pressure Booster System	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance	Building Exterior - Sprinkler/Water Meter Room PG07
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	US PUMP CORP
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	6
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2020
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Building Exterior - Sprinkler/Water Meter Room PG07
Instance Condition	1- Good
Instance Quantity	2
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
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Building Exterior (1 of 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	Inspected

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Inspected
Dual Temperature Distribution: Piping, Pumps and Auxiliaries	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Quantity	Corridor near Room P106
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
	Does not exist
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not exist
Gas Meter Room Vent	
	Does not exist
Gas Pressure Booster	
	Does not exist

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2016
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	
Instance on 2nd Floor Roof	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	
Instance on 2nd Floor Roof	Inspected
Boiler Auxiliary Piping	
Instance on 2nd Floor Roof	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 2nd Floor Roof	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 2nd Floor Roof	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on 2nd Floor Roof	Does not exist
Boiler Flue Exhaust	
Instance on 2nd Floor Roof	Does not exist
Boiler Make-up Water Backflow Preventer	
Instance on 2nd Floor Roof	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 2nd Floor Roof	Does not exist
Boiler Safety Valve	
Instance on 2nd Floor Roof	Does not exist
Boiler System	
Instance on 2nd Floor Roof	Inspected
Coal-fired Boiler	
Instance on 2nd Floor Roof	Does not exist
Hot Water Boiler	
Instance on 2nd Floor Roof	Does not exist
Modular Boiler	
Instance on 2nd Floor Roof	Inspected
Instance on 2nd Floor Roof	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	620
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	201664-01
Capacity/Size Quantity	713
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	620
Instance Quantity Uom	MBH NET
Manufacturer	AERCO
EquipmentId	201664-02
Capacity/Size Quantity	713
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Steam Boiler	
Instance on 2nd Floor Roof	Does not exist
Fuel System	
Instance on 2nd Floor Roof	Does not exist
Enclosed IDF Room	
Instance on Room P105	Inspected
Dedicated A/C Equipment	
Instance on Room P105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
MDF Room	Does not exist

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Question	Response
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1- Good
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	2- Between Good and Fair
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
Unit Ventilator	Does not exist