

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

**Mechanical Inspection**

**R801**

**Asset:** AUX. SERV - ST. GEORGE SCHOOL- STATEN ISLAND, 450 ST MARKS PLACE, STATEN ISLAND, NY,  
10301

Inspection Id	Inspection Type	Time In	Last Edited
5137	MECHANICAL	2024-05-03 11:32AM	2024-05-17 12:32PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Boiler Fresh Air Louver/Damper; Climate Control System - Electric System Years: 2023 Systems: Packaged / Rooftop Unit Years: 2022 Systems: Electric Domestic Water Heater Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	0
Total capacity of all above ground tanks in gal.	0
Total # of below ground tanks	1
Total capacity of all below ground tanks in gal.	1,100
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	MER 119
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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist
<b>Cooling Coil in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-1
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2022
Source of Installation Year	Documented

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Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Heating	N/A
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	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Roof
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
Instance Condition	1- Good
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>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Closet near Security Desk
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Closet near Security Desk
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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>	Inspected
Condition	2- Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Electric Domestic Water Heater</b>	
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	
	Does not exist
<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>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
	Does not exist
<b>Sump Pump</b>	
	Does not exist
<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>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	CRACKED/PHYSICAL DAMAGE
Deficiency Quantity	Boy's Toilet Room
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
<b>Locker Room Shower</b>	
	Does not exist
<b>Sink And Fountain Combo Unit</b>	
	Does not exist
<b>Toilet</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Urinal</b>	
	Inspected

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Urinal</b>	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy'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
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Does not exist
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	Inspected
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	Inspected
Condition	3- Fair
Deficiency	PIPING:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room, MER 119
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Backflow Preventer</b>	Does not exist
<b>Hot Water Heat Exchanger</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Heating</b>	Does not exist
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Instance on 1st Floor	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	Carlin
Burner Model	301 CRD
Burner Type	Oil
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	
Instance on 1st Floor	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair

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<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Emergency Stop Switch</b>	
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 1st Floor	Does not exist
<b>Boiler Safety Valve</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on 1st Floor	Inspected
<b>Coal-fired Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Boiler</b>	
Instance on 1st Floor	Inspected
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	495
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	Yes
Manufacturer	National US Radiators
EquipmentId	104530-1
Capacity/Size Quantity	495
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1990
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Modular Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Steam Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Fuel System</b>	
Instance on 1st Floor	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Type	Fixed Louver
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	

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<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Burner/Burner Control Panel</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on 1st Floor	Does not exist
<b>Enclosed IDF Room</b>	Does not exist
<b>KITCHEN</b>	Does not exist
<b>MDF Room</b>	Inspected
Instance on Room 109A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 109A	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 109A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not exist
<b>Fire Booster Pump Assembly</b>	Does not exist
<b>Roof Tank</b>	Does not exist
<b>Siamese Connection</b>	Does not exist
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not exist
<b>Water Gong</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER 119
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist