

NYC Department of Education
Building Condition Assessment Survey 2018 - 2019

Mechanical Inspection

K902

Asset: P.S. 77 ANNEX - BROOKLYN, 62 PARK PLACE, New York, 11217

Inspection Id	Inspection Type	Time In	Last Edited
ME : K902	Mechanical	2018-10-25 8:19 AM	2019-04-16 5:33 PM

Asset Data

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Original Building - Basement MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	Boiler Room Entrances
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Building Addition - Basement Stair E Storage Room
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Boiler Make-up Water Backflow Preventer
	Years: 2018
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment; Room 318 (DX Split System); Air Conditioning; Climate Control System; Domestic Hot Water System; F&T/Steam Drip Traps (70%); MER Steam and Condensate Piping; Unit Heater/Cabinet Heater; Hydronic Heating; Exhaust Fans; Steam Condensate Return Pumping System (1 of 2)
	Years: 2017
	Systems: Kitchen - Grease Trap
	Years: 2012

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	Gymnasium
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Equipment	HVAC-1, HVAC-2
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Multipurpose Room
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	HVAC-3, HVAC-4
Capacity/Size Quantity	3
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Room 302
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Packaged Air Cooled Chiller	Inspected
Instance	Original Building - Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Airstack
Equipment	N/A

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Packaged Air Cooled Chiller	
Capacity/Size Quantity	120
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Water Cooled Chiller	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	Does not Exist
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Does not Exist
Return Fan	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Pneumatic System	Does not Exist
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	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	Building Addition: Basement - Boiler Room
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Building Addition: Basement - Boiler Room

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	WATER MAIN: DEFECTIVE CURB VALVE
Deficiency Location/Instance	Park Place
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Original Building: Basement - Water Meter Room near Stair B
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building: Basement - Water Meter Room near Stair B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Original Building: Basement - Water Meter Room near Stair D
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building: Basement - Water Meter Room near Stair D
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
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
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	No deficiencies 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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Basement Boy's Toilet Room T1

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Question	Response
FIXTURES	
Student	
Toilet	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Urinal	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Does not Exist	
GAS SERVICE	
Inspected	
Gas Distribution Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Does not Exist	
CO/Gas Leak Detection	
Does not Exist	
HEATING	
Inspected	
Heating Coil In Ductwork	
Does not Exist	
Hydronic Heating	
Inspected	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
Backflow Preventer	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	Room 205, Boy's Toilet Room T9, Girl's Toilet Room T8
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

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Question	Response
HEATING	
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Original Building - Boiler Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
MER Steam and Condensate Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boy's Toilet Room T9, Girl's Toilet Room T8, 2nd, 3rd Floor Stair C
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Terminal Unit Thermostatic Trap	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Girl's Toilet Room T8, Room T9, 1st Floor Floor Hallway
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Uom	MBH Net

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Question	Response
HEATING PLANT	
Instance on Building Addition - Basement	Inspected
Burner Type	N/A
Heating Plant Oil Number	N/A
Instance on Original Building - Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Basement	Does not Exist
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrances
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	FEEDWATER TANK: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Does not Exist
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Basement	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Basement	Does not Exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on Building Addition - Basement	Does not Exist
Modular Boiler	
Instance on Building Addition - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	N/A
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1970
Source of Installation	Inspector Estimate
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,966
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	107316-1
Capacity/Size Quantity	2,966
Capacity/Size UOM	MBH Net

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Source of Capacity/Size	Documented
Installation Year	1996
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,966
Instance Quantity Uom	MBH Net
Instance Manufacturer	Weil-McLain
Equipment	107316-2
Capacity/Size Quantity	2,966
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1996
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Original Building - Basement	Inspected
Instance on Building Addition - Basement	Does not Exist
Boiler Fresh Air Louver/Damper	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room for Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Does not Exist
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Closets across from Rooms 112, 311	Inspected
Instance on Original Building - Room 318	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 318	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Closets across from Rooms 112, 311	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Closets across from Rooms 112, 311
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	Not Required
Instance on Basement	Not Required
Gas System	Does not Exist
Instance on Basement	Does not Exist
Grease Trap	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Basement	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Basement	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on Basement	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Basement	Does not Exist
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Original Building - Room 301A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Original Building - Room 301A	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 302	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist

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Question	Response
SCIENCE DEMO ROOM	
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 302	Does not Exist
CO Detector	Not Required
Instance on Room 302	Not Required
Emergency Shower	Does not Exist
Instance on Room 302	Does not Exist
Eye Wash	Does not Exist
Instance on Room 302	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 302	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 302	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 302	Does not Exist
Laboratory Sink	Inspected
Instance on Room 302	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 302	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	Does not Exist
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Building Addition - Basement Stair E Storage Room
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	1 - Good
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist