NYC Department of Education
Building Condition Assessment Survey 2018-2019

Mechanical Inspection

School: P.S. 5 - MANHATTAN, 3703 TENTH AVENUE, MANHATTAN, NY, 10034

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
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<td>MECHANICAL</td>
<td>2019-01-04 11:58AM</td>
<td>2019-02-20 06:34AM</td>
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Asset Data

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any Systems/Major Building Components been upgraded?</td>
<td>Systems: Climate Control System: Air Compressor; MDF Room - Dedicated A/C Equipment(DX Split System); Enclosed IDF Room - Dedicated A/C Equipment (DX Split System)</td>
</tr>
<tr>
<td></td>
<td>Years: 2018</td>
</tr>
<tr>
<td></td>
<td>Systems: Fixtures - Toilets, Urinals</td>
</tr>
<tr>
<td></td>
<td>Systems: CO/Gas Leak Detection</td>
</tr>
<tr>
<td></td>
<td>Systems: Elevator refurbished in MUD #1 Wing (1 of 2); Domestic Hot Water Remote Storage Tank (1 of 3) and Electric Domestic Water Heater in Water Heater Room 125B1</td>
</tr>
<tr>
<td></td>
<td>Systems: Climate Control System; F&amp;T/Steam Drip Traps (~70%)</td>
</tr>
<tr>
<td>Are there fuel tanks?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Total # of above ground tanks</td>
</tr>
<tr>
<td></td>
<td>Total capacity of all above ground tanks in gal.</td>
</tr>
<tr>
<td></td>
<td>Total # of below ground tanks</td>
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<tr>
<td></td>
<td>Total capacity of all below ground tanks in gal.</td>
</tr>
<tr>
<td></td>
<td>Total # of water main service entries to the asset</td>
</tr>
<tr>
<td>MERs/Fan Rooms Locations</td>
<td>Basement - Fire Pump Room 21, Water Pressure Booster Room 17; 1st Floor - Yard MER, Water Heater Room 125B1; 2nd Floor MER; PH MERs #1, #2, #3</td>
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<tr>
<td>Are there any spaces with Missing or Defective CO Detectors?</td>
<td>PH MER #1 (Emergency Generator)</td>
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<tr>
<td>Are there any Emergency Stop Switches with Missing Hammers?</td>
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Priority Condition

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<tr>
<th>Exist Last Year?</th>
<th>Priority Category</th>
<th>Condition Description</th>
<th>Component Affected</th>
<th>Location Description</th>
<th>Person(s) Notified</th>
<th>Person(s) Title</th>
<th>Photo Image</th>
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<tbody>
<tr>
<td>No</td>
<td>Defective Sprinkler/Standpipe System</td>
<td>Defective Jockey Pump</td>
<td>Fire Booster Pump Assembly</td>
<td>Fire Pump Room 21</td>
<td>Frankie Conteras</td>
<td>Custodian</td>
<td><img src="https://example.com/image1.jpg" alt="Image" /></td>
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<tr>
<td>No</td>
<td>Defective Boiler Safety Auxiliary</td>
<td>Water Column Assembly: Leaky Union</td>
<td>Steam Boiler @ Boiler #1</td>
<td>Boiler Room</td>
<td>Frankie Conteras</td>
<td>Custodian</td>
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Inspection

<table>
<thead>
<tr>
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<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Mechanical</td>
<td>Inspected</td>
</tr>
<tr>
<td>AIR CONDITIONING</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Chilled Water System</td>
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<tr>
<td>Condenser Water Distribution: Piping, Pumps and Auxiliaries</td>
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<tr>
<td>Cooling Coil in Ductwork</td>
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</tr>
<tr>
<td>Cooling Tower</td>
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</tr>
<tr>
<td>Dry Cooler</td>
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<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td><strong>AIR CONDITIONING</strong></td>
<td></td>
</tr>
<tr>
<td>DX Split System</td>
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<tr>
<td>Indoor Unit</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3 - Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>OVER 5 TONS: DEFECTIVE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>1st Floor - Yard MER / AC-5-4; 2nd Floor MER / AC-5-1; Penthouse MER #2 / AC-2-2, AC-3-1</td>
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<tr>
<td>Deficiency Quantity</td>
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<tr>
<td>Quantity Uom</td>
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</tr>
<tr>
<td>Potential Action</td>
<td>REPAIR</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Violations</td>
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</tr>
<tr>
<td>Outdoor Unit</td>
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<tr>
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<td>3 - Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>OVER 5 TONS: DEFECTIVE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Lower Roof / ACC-5-4; Main Roof / ACC-1-1, ACC-2-2, ACC-3-1, ACC-4-2</td>
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<tr>
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<tr>
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<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Violations</td>
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</tr>
<tr>
<td>Packaged / Rooftop Unit</td>
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<td>Packaged Terminal A/C</td>
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<td>Refrigerant Piping</td>
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<tr>
<td>Deficiency</td>
<td>DAMAGED/MISSING INSULATION</td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>PH MER #3 @ AC-4-1</td>
</tr>
<tr>
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<tr>
<td>Quantity Uom</td>
<td>L.F.</td>
</tr>
<tr>
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<td>MAINTENANCE</td>
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<td>PRIORITY 3</td>
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<tr>
<td>Purpose of Action</td>
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<tr>
<td>Violations</td>
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<td>Return Fan</td>
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<td>Deficiency</td>
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<td><strong>CENTRAL ACID WASTE NEUTRALIZING TANK</strong></td>
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<tr>
<td><strong>CLIMATE CONTROL SYSTEM</strong></td>
<td>Inspected</td>
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<tr>
<td>BMS</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance</td>
<td>Throughout</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>3 - Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
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<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
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<td>Building Area Covered by Operational System</td>
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<tr>
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<td>1st Floor - Yard MER; 2nd Floor MER; PH MERs #1, #2, #3</td>
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<tr>
<td>Quantity Uom</td>
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<tr>
<td>Potential Action</td>
<td>MAINTENANCE</td>
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<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<tr>
<td>Question</td>
<td>Response</td>
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<td>---------------------------------------------------------------------------</td>
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<td>BMS</td>
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<tr>
<td>Deficiency</td>
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<tr>
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<td>2nd Floor MER @ AC-5-3; PH MER #1 @ AC-1-1; PH MER #2 @ AC-2-1</td>
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<tr>
<td>Potential Action</td>
<td>MAINTENANCE</td>
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<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
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<td>Violations</td>
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<tr>
<td>Electric System</td>
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<td>Hybrid System</td>
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<td>Pneumatic System</td>
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<td><strong>COMPACTOR</strong></td>
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<td>Ash Hoist</td>
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<tr>
<td>Dumbwaiter</td>
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<td>Elevator</td>
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<tr>
<td>Are all the existing elevators operable?</td>
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<td>Non-auditorium Handicap Lift - Vertical</td>
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<td><strong>DOMESTIC WATER SYSTEM</strong></td>
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<tr>
<td>Domestic Cold Water System</td>
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</tr>
<tr>
<td>Gravity System</td>
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<tr>
<td>Pressure Booster System</td>
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<td>Electric Pressure Booster System</td>
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<td>Instance</td>
<td>Basement - Water Pressure Booster Room 17</td>
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<tr>
<td>Instance Condition</td>
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</tr>
<tr>
<td>Instance Quantity</td>
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</tr>
<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>Canariis</td>
</tr>
<tr>
<td>Equipment Id</td>
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<tr>
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<tr>
<td>Capacity/Size UOM</td>
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<td>Total Pumps HP</td>
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</tr>
<tr>
<td>Installation Year</td>
<td>1993</td>
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<tr>
<td>Source of Installation Year</td>
<td>Documented</td>
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<tr>
<td>Deficiency</td>
<td>RUSTY/LEAKY VALVES AND PIPE FITTINGS</td>
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</tr>
<tr>
<td>Potential Action</td>
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</tr>
<tr>
<td>Urgency of Action</td>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<td><strong>Hydraulic/Pneumatic Booster System</strong></td>
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<td>Instance</td>
<td>Basement - Fire Pump Room 21</td>
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## Domestic Water System

### Domestic Cold Water System

**Water Service**

<table>
<thead>
<tr>
<th>Question</th>
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<tbody>
<tr>
<td>Instance Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
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</tr>
<tr>
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<tr>
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### Domestic Hot Water System

**Domestic Hot Water Remote Storage Tank**

<table>
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<tr>
<td>Deficiency</td>
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### Domestic Water Heat Exchanger

**Electric Domestic Water Heater**

<table>
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<tbody>
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<td>Condition</td>
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</tr>
<tr>
<td>Deficiency</td>
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</table>

### Gas Fired Domestic Water Heater

**Gas Fired Domestic Water Heater**

<table>
<thead>
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<th>Question</th>
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</thead>
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<td>3- Fair</td>
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<tr>
<td>Instance Quantity</td>
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<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
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<tr>
<td>Manufacturer</td>
<td>Lochinvar</td>
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<td>EquipmentId</td>
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<tr>
<td>Capacity/Size Quantity</td>
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<td>MBH Input</td>
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<td>Capacity/Size 2 Quantity</td>
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<tr>
<td>Capacity/Size 2 UOM</td>
<td>Gallons</td>
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<tr>
<td>Source of Capacity/Size</td>
<td>Documented</td>
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<td>Documented</td>
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### Boiler Room

**Boiler Room**

<table>
<thead>
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<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Instance Condition</td>
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<tr>
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<td>Instance Quantity Uom</td>
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<tr>
<td>Manufacturer</td>
<td>Lochinvar</td>
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<tr>
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<td>Capacity/Size 2 UOM</td>
<td>Gallons</td>
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<td>Custodial Staff</td>
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<tr>
<td>Deficiency</td>
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### Oil Fired Domestic Water Heater

**Oil Fired Domestic Water Heater**

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Instance Condition</td>
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</tbody>
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### Domestic Water Distribution Piping

**Domestic Water Distribution Piping**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE ISOLATION VALVE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Toilet Rooms 113A, 119 and other locations</td>
</tr>
<tr>
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<tr>
<td>Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Potential Action</td>
<td>REPLACE</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
</tbody>
</table>
**Question** | **Response**
---|---
**DRAIN/WASTE/VENT AND STORM SYSTEM** | Inspected
**Interior Storm Piping** | Inspected
**Condition** | 2- Between Good and Fair
**Deficiency** | No deficiencies recorded
**Sewage Ejector Pump** | Does not exist
**Sewage/Waste/Vent Piping** | Inspected
**Condition** | 2- Between Good and Fair
**Deficiency** | SEWAGE/WASTE PIPING:CLOGGED
**Deficiency Location/Instance** | Boiler Room
**Deficiency Quantity** | 10
**Quantity Uom** | L.F.
**Potential Action** | MAINTENANCE
**Urgency of Action** | PRIORITY 3
**Purpose of Action** | LEVEL 2
**Violations** | No violations recorded

**Sump Pump** | Inspected
**Condition** | 3- Fair
**Deficiency** | DEFECTIVE CONTROLS
**Deficiency Location/Instance** | Boiler Room
**Deficiency Quantity** | 1
**Quantity Uom** | EACH
**Potential Action** | MAINTENANCE
**Urgency of Action** | PRIORITY 3
**Purpose of Action** | LEVEL 2
**Violations** | No violations recorded

**DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)** | Does not exist

**Enclosed IDF Room** | Inspected
**Instance** | Room 218

**Dedicated A/C Equipment** | Inspected
**Instance** | Room 218
**Instance Condition** | 1- Good
**Deficiency** | No deficiencies recorded

**FIXTURES** | Inspected
**Staff And Other** | Inspected
**Janitor Sink** | Inspected
**Condition** | 3- Fair
**Deficiency** | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
**Deficiency Location/Instance** | Janitor Closet 125E
**Deficiency Quantity** | 1
**Quantity Uom** | EACH
**Potential Action** | MAINTENANCE
**Urgency of Action** | PRIORITY 3
**Purpose of Action** | LEVEL 2
**Violations** | No violations recorded

**Lavatory/Sink** | Inspected
**Condition** | 3- Fair
### Mechanical Inspection

**Building Condition Assessment Survey 2018-2019**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FIXTURES</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Staff And Other</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Lavatory/Sink</strong></td>
<td></td>
</tr>
<tr>
<td>Deficiency</td>
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</tr>
<tr>
<td><strong>Toilet</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>1- Good</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Urinal</strong></td>
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<tr>
<td><strong>Student</strong></td>
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<tr>
<td><strong>Drinking Fountain</strong></td>
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</tr>
<tr>
<td>Condition</td>
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</tr>
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<tr>
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<td>Condition</td>
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<tr>
<td><strong>Locker Room Shower</strong></td>
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<tr>
<td><strong>Sink And Fountain Combo Unit</strong></td>
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<tr>
<td>Condition</td>
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<tr>
<td><strong>Toilet</strong></td>
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<td>Condition</td>
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<td><strong>Urinal</strong></td>
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<td>Condition</td>
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<tr>
<td><strong>GAS FIRED FURNACE</strong></td>
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<tr>
<td><strong>GAS SERVICE</strong></td>
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<tr>
<td><strong>CO/Gas Leak Detection</strong></td>
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<tr>
<td>Instance</td>
<td>Basement - Gas Meter Room, Boiler Room; Water Heater Room 125B1</td>
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<tr>
<td>Instance Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
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<tr>
<td><strong>Gas Meter Room Exhaust Fan</strong></td>
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<td><strong>Gas Meter Room Vent</strong></td>
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<td>Condition</td>
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<tr>
<td><strong>Gas Pressure Booster</strong></td>
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<tr>
<td>Instance</td>
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<tr>
<td>Instance Condition</td>
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<td>Instance Quantity Uom</td>
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### GAS SERVICE

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### HEATING

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<td>Inspected</td>
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<tr>
<td><strong>Backflow Preventer</strong></td>
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</tr>
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<td>Inspected</td>
<td></td>
</tr>
<tr>
<td><strong>Hot Water Heat Exchanger</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
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<td><strong>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</strong></td>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<td>Violations</td>
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### Radiator/Convector/Fin Tube

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<tr>
<td>Potential Action</td>
<td>REPLACE</td>
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<tr>
<td>Urgency of Action</td>
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<tr>
<td>Purpose of Action</td>
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### Steam Heating

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### MER Steam and Condensate Piping

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<td>DEFECTIVE/LEAKS</td>
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<td>Deficiency Location/Instance</td>
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<td>Potential Action</td>
<td>REPLACE</td>
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<td>Urgency of Action</td>
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<td>Purpose of Action</td>
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### Steam Condensate Return Piping

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### Steam Condensate Return Pumping System

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### Mechanical Inspection

**NYC Department of Education**

**Building Condition Assessment Survey 2018-2019**

#### Steam Heating

**Steam Condensate Return Pumping System**

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<tr>
<th>Deficiency</th>
<th>Quantity Uom</th>
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<th>Urgency of Action</th>
<th>Purpose of Action</th>
<th>Violations</th>
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<tbody>
<tr>
<td>DEFECTIVE CONTROLS</td>
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<td>REPAIR</td>
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<td>LEVEL 2</td>
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<table>
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<tr>
<th>Deficiency</th>
<th>Quantity Uom</th>
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<th>Urgency of Action</th>
<th>Purpose of Action</th>
<th>Violations</th>
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<tbody>
<tr>
<td>DEFECTIVE PUMP</td>
<td>EACH</td>
<td>MAINTENANCE</td>
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<td>Crawlspace under Stair “C”</td>
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#### Steam Piping

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<th>Urgency of Action</th>
<th>Purpose of Action</th>
<th>Violations</th>
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</thead>
<tbody>
<tr>
<td>3- Fair</td>
<td>EACH</td>
<td>REPLACE</td>
<td>PRIORITY 3</td>
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<td>2nd Floor MER near AC-5-3</td>
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#### Terminal Unit Thermostatic Trap

- Does not exist

#### Steam supplied by External Sources

- Does not exist

#### Unit Heater/Cabinet Heater

- Inspected

#### HEATING PLANT

- Inspected

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<thead>
<tr>
<th>Replacement Quantity</th>
<th>Replacement Uom</th>
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<tr>
<td>6,882</td>
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<table>
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<th>Burner Type</th>
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<tbody>
<tr>
<td>Inspected</td>
<td>Dual Fuel (Gas/Oil)</td>
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#### Boiler Auxiliaries

- Inspected

#### Boiler Auxiliary Piping

- Inspected

#### Boiler Emergency Stop Switch

- Inspected

#### Boiler Feedwater System

- Inspected

<table>
<thead>
<tr>
<th>Instance on Basement</th>
<th>Instance Condition</th>
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### HEATING PLANT

#### Boiler Auxiliaries

##### Boiler Feedwater System

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<tr>
<td>FEEDWATER TANK: DEFECTIVE TANK</td>
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<tr>
<td>AUXILIARIES (AUTO FEEDWATER VALVE, LOW LEVEL</td>
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<td>CUT OFF, ETC</td>
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<table>
<thead>
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<tr>
<td>Urgency of Action</td>
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<tr>
<td>Purpose of Action</td>
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<tr>
<td>Violations</td>
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##### Boiler Feedwater Treatment (Automatic)

<table>
<thead>
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##### Boiler Flue Exhaust

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<tbody>
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##### Boiler Make-up Water Backflow Preventer

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<tbody>
<tr>
<td>Instance Condition</td>
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<thead>
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##### Boiler Room Steam and Condensate Piping

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<td>Purpose of Action</td>
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<table>
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##### Boiler Safety Valve

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<tbody>
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##### Boiler System

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<thead>
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##### Coal-fired Boiler

<table>
<thead>
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<th>Instance on Basement</th>
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### Mechanical Inspection

#### Building Condition Assessment Survey 2018-2019

<table>
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<th>Question</th>
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<tr>
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<tr>
<td>Hot Water Boiler</td>
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<td>Instance on Basement</td>
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<tr>
<td>Modular Boiler</td>
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<tr>
<td>Instance on Basement</td>
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<td>Steam Boiler</td>
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### HEATING PLANT

#### Fuel System

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#### Burner/Burner Control Panel

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#### Fuel Oil Storage/Supply System

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#### Gas Trains And Vent At The Boiler

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#### KITCHEN

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#### CO Detector

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#### Gas System

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#### Grease Trap

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#### Hood

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#### Hood Exhaust Ductwork

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#### Hood Exhaust Fan

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#### Hood Fire Suppression System

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# Mechanical Inspection

## Building Condition Assessment Survey 2018-2019

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### Mechanical Inspection

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</table>

| **SWIMMING POOL**                 |          |
| Does not exist                    |          |

| **VENTILATION**                   |          |
| Inspected                         |          |
| Exhaust Fan                       | Inspected|
| Condition                         | 3- Fair  |
| Approximate Total # of Fans       | 1-25     |
| Deficiency                        | DEFECTIVE MOTOR |
| Deficiency Location/Instance      | 2nd Floor MER / EF-5-11; PH MER #3 / TX-4-1, TX-4-2 |
| Deficiency Quantity               | 3        |
| Quantity Uom                      | EACH     |
| Potential Action                  | REPLACE  |
| Urgency of Action                 | PRIORITY 3|
| Purpose of Action                 | LEVEL 2  |
| Violations                        | No violations recorded |

| **Heating And Ventilating Unit**  | Inspected|
| Condition                         | 4- Between Fair and Poor |
| Deficiency                        | DEFECTIVE |
| Deficiency Location/Instance      | Room 125D / HV-5 |
| Deficiency Quantity               | 1        |
| Quantity Uom                      | EACH     |
| Potential Action                  | REPAIR   |
| Urgency of Action                 | PRIORITY 3|
| Purpose of Action                 | LEVEL 2  |
| Violations                        | No violations recorded |

<p>| <strong>Metal Ductwork</strong>                | Inspected|
| Condition                         | 3- Fair  |
| Deficiency                        | DEFECTIVE REGISTER/DIFFUSER |
| Deficiency Location/Instance      | Custodian's Office 101 |
| Deficiency Quantity               | 2        |
| Quantity Uom                      | EACH     |
| Potential Action                  | REPLACE  |
| Urgency of Action                 | PRIORITY 3|
| Purpose of Action                 | LEVEL 2  |
| Violations                        | No violations recorded |</p>
<table>
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