

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

M101

School: P.S. 101 - MANHATTAN, 141 EAST 111 STREET, MANHATTAN, NY, 10029

InspectionId	Inspection Type	Time In	Last Edited
380	MECHANICAL	2018-11-28 08:53AM	2018-12-21 04:40PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Climate Control System - Pneumatic System; DX Split System for Library; Exhaust Fans (14 of 18); Heating Coils in Ductwork; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Unit Heater/Cabinet Heaters (2 of 4) Years: 2008 Systems: Drinking Fountains; Student Toilet Room Fixtures (~60%); Staff Toilet Room Fixtures: Toilets (~60%), Lavatory/Sinks (~60%), Urinals (50%) Years: 2011 Systems: Elevator; Non-auditorium Handicap Lifts - Vertical; DX Split System for Elevator Machine Room Years: 2012 Systems: Climate Control System - BMS (except sub-components); MER Steam and Condensate Piping Years: 2013 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2014 Systems: Heating Plant, Domestic Hot Water System, Sump Pumps, Gas Service; Student Toilet Room Fixtures (~20%); Staff Toilet Room Fixtures: Toilets (~20%), Lavatory/Sinks (~20%); Enclosed IDF Room - Dedicated A/C Equipment: Room across Room 414A (Window A/C) Years: 2017 Systems: DX Split System for Camera Room Years: 2016
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement Mechanical Area
Are there any spaces with Missing or Defective CO Detectors?	Kitchen
Are there any Painted/Obstructed Sprinkler Heads?	Rooms 306, 405 (painted, 3)
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
Dry Cooler	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	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 except Cafeteria and Locker Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Installation Year	2013
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 420 and other locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Library
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Custodian's Office (defective computer)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Auditorium, Cafeteria and Locker Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Locker Room

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	Basement Mechanical Area @ Auditorium SF, Cafeteria SF
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	Basement Mechanical Area @ Auditorium SF
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Does not exist
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 - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Inspected
Condition	1- Good
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Deficiency	No deficiencies recorded
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Inspected
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof - Tank Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	Inspected
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Pressure Booster - Compressor	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Water Service	Inspected
Instance	Building Addition - Basement Storage Area
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Building Addition - Basement Storage Area
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	E135035643
Instance	Original Building - Paint Storage Room
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:DETERIORATED
Deficiency Location/Instance	Original Building - Paint Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building - Paint Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	E135035643

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
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
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
Enclosed IDF Room	
Instance on Original Building - Closet in front of Room 311	Inspected
Instance on Original Building - Room across Room 414A	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Closet in front of Room 311	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Enclosed IDF Room	
Dedicated A/C Equipment	
Instance on Original Building - Room across Room 414A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Corridor near Room 414
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	1- Good
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Cafeteria; Boy's Toilet Room 419, Girl's Toilet Room 423
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Locker Room Shower	Inspected
Instance on 4th Floor - Behind Gymnasium	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	DEFECTIVE FLUSHOMETER VALVE

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Question	Response
FIXTURES	
Student	
Toilet	
Deficiency Location/Instance	Toilet Room within Room 214
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Condition	Inspected
CO/Gas Leak Detection	
Instance	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Basement, 1st Floor (CO Leak Detection)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Gas Distribution Piping	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Condition	Inspected
Instance	Gas Meter Room
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Etter
EquipmentId	N/A
Capacity/Size Quantity	1
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Condition	Inspected
Heating Coil In Ductwork	
Condition	Inspected

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HEATING	
Heating Coil In Ductwork	
Condition	1- Good
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	5th Floor - Gymnasium
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	11,694
Replacement Uom	MBH NET
Instance on Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	201758-01
Capacity/Size Quantity	5021
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	201759-02

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size Quantity	5021
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	201760-03
Capacity/Size Quantity	5021
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	

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Question	Response
KITCHEN	
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Building Addition - Room B6	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room B6	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	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Does not exist
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
Condition	Inspected
	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 306, 405 (painted, 3)
Deficiency Quantity	3
Quantity Uom	EACH

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not exist
VENTILATION	Inspected
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	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement Mechanical Area @ EF#16
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded