### Mechanical Inspection

#### Building Condition Assessment Survey 2018-2019

**School:** P.S. 194 - MANHATTAN, 244 WEST 144 STREET, MANHATTAN, NY, 10030

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
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<td>2019-01-17 11:06AM</td>
<td>2019-02-20 06:11PM</td>
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**Asset Data**

**Question:** Have any Systems/Major Building Components been upgraded?

<table>
<thead>
<tr>
<th>Answer</th>
<th>Systems:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Heating Plant; Climate Control System; Gas Fired Domestic Water Heater; Domestic Water Remote Storage Tank; Sump Pumps; Steam Condensate Return Pumping Systems; MER Steam and Condensate Piping (~50%); F&amp;T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Gas Service</td>
</tr>
</tbody>
</table>

| Years: | 2011 |

**Are there fuel tanks?**

| Answer | No |

**Total # of water main service entries to the asset**

| Answer | 2 |

**MERs/Fan Rooms Locations**

| Answer | Boiler Room Mechanical Area, Basement MER, Penthouse MER |

**Are there any Emergency Stop Switches with Missing Hammers?**

| Answer | No components |

**Priority Condition**

<table>
<thead>
<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>
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<tbody>
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**Inspection**

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<tr>
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<td></td>
</tr>
<tr>
<td>AIR CONDITIONING</td>
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<tr>
<td>CENTRAL ACID WASTE NEUTRALIZING TANK</td>
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<tr>
<td>CLIMATE CONTROL SYSTEM</td>
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<td>BMS</td>
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<tr>
<td>Electric System</td>
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<tr>
<td>Hybrid System</td>
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<tr>
<td>Pneumatic System</td>
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<tr>
<td>Instance</td>
<td>Boiler Room</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
<td>1</td>
</tr>
<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Building Area Covered by Operational System</td>
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<tr>
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<tr>
<td>COMPACTOR</td>
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<td>CONVEYING</td>
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<td><strong>DOMESTIC WATER SYSTEM</strong></td>
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</tr>
<tr>
<td>Domestic Cold Water System</td>
<td>Inspected</td>
</tr>
<tr>
<td>Gravity System</td>
<td>Inspected</td>
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<tr>
<td>Roof Tank</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
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<tr>
<td>Deficiency</td>
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<tr>
<td>Supply Pump</td>
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</tr>
<tr>
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</tr>
<tr>
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</tr>
<tr>
<td>Pressure Booster System</td>
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<tr>
<td>Water Service</td>
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</tr>
<tr>
<td>Instance</td>
<td>Basement - Storage Room, Boiler Room</td>
</tr>
<tr>
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</tr>
<tr>
<td>Instance Quantity</td>
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</table>
### Mechanical Inspection

#### DOMESTIC WATER SYSTEM

**Domestic Cold Water System**

**Water Service**

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<tbody>
<tr>
<td>Instance Quantity Uom</td>
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<tr>
<td>Deficiency</td>
<td>WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE</td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>Basement - Storage Room, Boiler Room</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>2</td>
</tr>
<tr>
<td>Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Potential Action</td>
<td>INSTALL</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<tr>
<td>Violations</td>
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**Domestic Hot Water System**

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Condition</td>
<td>1- Good</td>
</tr>
<tr>
<td>Deficiency</td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room Mechanical Area (1 of 2)</td>
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<tr>
<td>Deficiency Quantity</td>
<td>1</td>
</tr>
<tr>
<td>Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Potential Action</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 1</td>
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<tr>
<td>Violations</td>
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**Domestic Water Heat Exchanger**

<table>
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<tr>
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<tr>
<td>Potential Action</td>
<td>REPLACE</td>
</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>Violations</td>
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**Electric Domestic Water Heater**

<table>
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<tbody>
<tr>
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<tr>
<td>Deficiency</td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room Mechanical Area</td>
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</tr>
<tr>
<td>Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Potential Action</td>
<td>NO ACTION</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 1</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 1</td>
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<tr>
<td>Violations</td>
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**Gas Fired Domestic Water Heater**

<table>
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<tbody>
<tr>
<td>Instance</td>
<td>Boiler Room</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>
<tr>
<td>Instance Quantity Uom</td>
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</tr>
<tr>
<td>Manufacturer</td>
<td>Lochinvar</td>
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<td>Source of Capacity/Size</td>
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### DOMESTIC WATER SYSTEM

**Gas Fired Domestic Water Heater**
- **Installation Year**: 2011
- **Source of Installation Year**: Custodial Staff
- **Deficiency**: No deficiencies recorded

**Oil Fired Domestic Water Heater**
- **Installation Year**: Does not exist

**Domestic Water Distribution Piping**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

### DRAIN/WASTE/VENT AND STORM SYSTEM

**Interior Storm Piping**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Sewage Ejector Pump**
- **Inspected**: Does not exist

**Sewage/Waste/Vent Piping**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Sump Pump**
- **Inspected**: Inspected
- **Condition**: Inspected

**Deficiency**
- **Deficiency Location/Instance**: Boiler Room 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

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

### Enclosed IDF Room
- **Does not exist**

### FIXTURES

**Staff And Other**
- **Inspected**: Inspected

**Janitor Sink**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Lavatory/Sink**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Toilet**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Urinal**
- **Does not exist**

**Student**
- **Inspected**: Inspected

**Drinking Fountain**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Deficiency**
- **Deficiency Location/Instance**: Corridor near Rooms 122, 322
- **Deficiency Quantity**: 2
- **Quantity Uom**: EACH
- **Potential Action**: MAINTENANCE
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations recorded
<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td><strong>FIXTURES</strong></td>
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<tr>
<td><strong>Lavatory/Sink</strong></td>
<td>Inspected</td>
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<tr>
<td><strong>Locker Room Shower</strong></td>
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<td>Instance on 3rd Floor - Within the Gymnasium</td>
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<tr>
<td><strong>Sink And Fountain Combo Unit</strong></td>
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<td><strong>Toilet</strong></td>
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<tr>
<td>Condition</td>
<td>3- Fair</td>
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<td>Deficiency</td>
<td>CRACKED/PHYSICAL DAMAGE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Girl's Toilet Room 236</td>
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<td>Potential Action</td>
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<tr>
<td>Purpose of Action</td>
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<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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<td>Instance Condition</td>
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<tr>
<td><strong>Gas Distribution Piping</strong></td>
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<td><strong>Gas Meter Room Vent</strong></td>
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<td><strong>Gas Pressure Booster</strong></td>
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<tr>
<td>Instance</td>
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### Mechanical Inspection

<table>
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<tbody>
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<td><strong>GAS SERVICE</strong></td>
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<td>LEVEL 2</td>
</tr>
<tr>
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</tr>
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### Steam Heating

- Inspected

### F&T/Steam Drip Trap

- Inspected

### MER Steam and Condensate Piping

- Inspected

### Steam Condensate Return Piping

- Inspected
### Mechanical Inspection

#### Building Condition Assessment Survey 2018-2019

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
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<tbody>
<tr>
<td><strong>HEATING</strong></td>
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<tr>
<td><strong>Steam Condensate Return Piping</strong></td>
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<td><strong>Steam Condensate Return Pumping System</strong></td>
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</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE PUMP</td>
</tr>
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<tr>
<td><strong>Terminal Unit Thermostatic Trap</strong></td>
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<td>2- Between Good and Fair</td>
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<td><strong>Steam supplied by External Sources</strong></td>
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<tr>
<td><strong>Unit Heater/Cabinet Heater</strong></td>
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</tr>
<tr>
<td>Condition</td>
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#### HEATING PLANT

<table>
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<tr>
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<tbody>
<tr>
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<tr>
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<td>MBH NET</td>
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<tr>
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<tr>
<td>Burner Type</td>
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<tr>
<td>Heating Plant Oil Number</td>
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<td><strong>Boiler Auxiliaries</strong></td>
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<tr>
<td>Instance on Basement</td>
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<tr>
<td><strong>Boiler Auxiliary Piping</strong></td>
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<td>Instance on Basement</td>
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<td>Deficiency</td>
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<td>Purpose of Action</td>
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# Mechanical Inspection

**Building Condition Assessment Survey 2018-2019**

**Question** | **Response**
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## HEATING PLANT

### Boiler Auxiliaries

#### Boiler Feedwater System
- **Potential Action**: MAINTENANCE
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations 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**: BOILER DAMPER IN BREECHING: DEFECTIVE
- **Deficiency Location/Instance**: Boiler Room @ Boiler #1
- **Deficiency Quantity**: 1 EACH
- **Potential Action**: REPAIR
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations recorded

#### Boiler Make-up Water Backflow Preventer
- **Instance on Basement**: Inspected
- **Instance Condition**: 2- Between Good and Fair
- **Deficiency**: No deficiencies recorded

#### Boiler Room Steam And Condensate Piping
- **Instance on Basement**: Inspected
- **Instance Condition**: 1- Good
- **Deficiency**: DEFECTIVE ISOLATION VALVE
- **Deficiency Location/Instance**: Boiler Room
- **Deficiency Quantity**: 1 EACH
- **Potential Action**: MAINTENANCE
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations recorded

#### Boiler Safety Valve
- **Instance on Basement**: Inspected
- **Instance Condition**: 2- Between Good and Fair
- **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**: 5,161
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### VENTILATION

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