

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

Mechanical Inspection

Q232

**Asset:** P.S. 232 - QUEENS, 153-23 83 STREET, New York, 11414

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q232	Mechanical	2018-10-18 8:51 AM	2018-10-18 2:38 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	MER B14
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B2, B10
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2018
	Systems: Sump Pumps (2 of 4)
	Years: 2016
	Systems: Gas Fired Domestic Water Heater; Science Lab 324; Enclosed IDF Room - Dedicated A/C Equipment in Closet inside Room 320 (DX Split System)
	Years: 2015
	Systems: Boiler Fresh Air Louvers/Dampers; Science Lab 302
	Years: 2012
	Systems: Gas Meter Room Vent
	Years: 2011
	Systems: Sump Pumps (2 of 4)
	Years: 2010
	Systems: Sewage Ejector Pumps; Boiler Safety Valves
	Years: 2009

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective Boiler Safety Auxiliary	Missing Fusible Links at burners	HEATING PLANT   Fuel System   Fuel Oil Storage/Supply System	Boiler Room / Boilers #1 and #2 (missing fusible links at burners)	Thomas D'Erasmio	Fireman	Sent to DSF	

Inspection

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</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>	Inspected
Instance	Throughout

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Room 311
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.
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Does not Exist
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Inspected
Are all the existing ash hoists operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
<b>Sidewalk Elevator</b>	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	
<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	MER B14 Crawlspace
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	MER B14 Crawlspace
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	Gas Meter Room

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas Meter Room
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.
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not Exist
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room at Domestic Water Heat Exchanger
Deficiency Quantity	10
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.
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
Deficiency Location/Instance	Boiler Room for Domestic Water Heat Exchanger
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.
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boy's Toilet Room 210, Boiler Room, Basement Crawlspace
Deficiency Quantity	40
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.
<b>Sewage Ejector Pump</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not Exist	
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Janitor Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Staff Toilet Room 203
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Toilet</b>	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Urinal</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Toilet Room 112
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.
<b>Locker Room Shower</b>	Inspected
Instance on 1st Floor - Boys	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
Instance on 1st Floor - Girls	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not Exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not Exist
<b>Gas Meter Room Vent</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	Inspected
<b>CO/Gas Leak Detection</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>	Does not Exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3 - Fair
Deficiency	AUXILIARY (VALVE, VENT): DEFECTIVE
Deficiency Location/Instance	Corridors, Stairs
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE 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
Deficiency Photo	No photo recorded
Violations	No violations recorded.
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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

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Question	Response
<b>HEATING PLANT</b>	
Replacement Quantity	10,808
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	4
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Does not Exist
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not Exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not Exist
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	5,404
Instance Quantity Uom	MBH Net
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	49941-1

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Capacity/Size Quantity	60
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1962
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	5,404
Instance Quantity Uom	MBH Net
Instance Manufacturer	Fitzgibbons Boiler Company
Equipment	49941-2
Capacity/Size Quantity	60
Capacity/Size UOM	Burner GPH
Source of Capacity/Size	Documented
Installation Year	1962
Source of Installation	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	OIL BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2



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<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Burner/Burner Control Panel</b>	
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	FUEL OIL PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room / Boilers #1 and #2 (missing fusible links at burners)
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.
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Does not Exist
<b>Enclosed IDF Room</b>	
Instance on Closet inside Room 220	Inspected
Instance on Closet inside Room 320	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Closet inside Room 320	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Closet inside Room 220	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Closet inside Room 220
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.
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Inspected

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Question	Response
<b>KITCHEN</b>	
<b>Gas System</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Kitchen Sink</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 138	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 138	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
<b>SCIENCE LAB</b>	
Instance on Room 302	Inspected
Alternative use	No
Instance on Room 324	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 324	Does not Exist
Instance on Room 302	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 324	Not Required
Instance on Room 302	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 324	Does not Exist
Instance on Room 302	Does not Exist
<b>Eye Wash</b>	Inspected

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Question	Response
<b>SCIENCE LAB</b>	
<b>Eye Wash</b>	
Instance on Room 324	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room 324	Does not Exist
Instance on Room 302	Does not Exist
<b>Hood Exhaust Fan</b>	
Instance on Room 324	Does not Exist
Instance on Room 302	Does not Exist
<b>Fixed Laboratory Hood</b>	
Instance on Room 324	Does not Exist
Instance on Room 302	Does not Exist
<b>Laboratory Sink</b>	
Instance on Room 324	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room 324	Does not Exist
Instance on Room 302	Does not Exist
<b>SCIENCE PREP ROOM</b>	
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Dry Sprinkler Alarm Valve Assembly</b>	
Does not Exist	
<b>Wet Sprinkler Alarm Valve Assembly</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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>	
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B2, B10
Deficiency Quantity	4
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.
<b>Sprinkler Piping</b>	
Condition	3 - Fair

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Sprinkler Piping</b>	Inspected
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
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	MER B14 / Gym Exh 12G
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.
<b>Supply Fan</b>	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Does not Exist