# Mechanical Inspection

**Building Condition Assessment Survey 2019-2020**

**School:** P.S. 23 - STATEN ISLAND, 30 NATICK STREET, STATEN ISLAND, NY, 10306

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
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<tbody>
<tr>
<td>3600</td>
<td>MECHANICAL</td>
<td>2020-02-14 08:54AM</td>
<td>2020-08-12 02:04PM</td>
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</table>

## 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: Heating Plant; Climate Control System (except Pneumatic Tubing); Steam Condensate Return Parking System; MER Steam and Condensate Piping; Gas Fired Domestic Water Heater; Domestic Hot Water Remote Storage Tank; Sump Pumps; Gas Distribution Piping (~80%); CO/ Gas Leak Detection; Unit Heater/Cabinet Heaters (3 of 4)</td>
</tr>
<tr>
<td>Years:</td>
<td>2010</td>
</tr>
<tr>
<td>Systems:</td>
<td>MDF Room - Dedicated A/C Equipment (DX Split System)</td>
</tr>
<tr>
<td>Years:</td>
<td>2017</td>
</tr>
<tr>
<td>Systems:</td>
<td>F&amp;T/Steam Drip Traps; Terminal Unit Thermostatic Traps</td>
</tr>
<tr>
<td>Years:</td>
<td>2019</td>
</tr>
<tr>
<td>Are there fuel tanks?</td>
<td>No</td>
</tr>
<tr>
<td>Total # of water main service entries to the asset</td>
<td>2</td>
</tr>
<tr>
<td>MERs/Fan Rooms Locations</td>
<td>Boiler Room Mechanical Area, MER B1</td>
</tr>
<tr>
<td>Are there any Painted/Obstructed Sprinkler Heads?</td>
<td>Rooms B2, B6, B8, B10 (painted, 15)</td>
</tr>
<tr>
<td>Are there any Emergency Stop Switches with Missing Hammers?</td>
<td>No components</td>
</tr>
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</table>

## 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>
<th>Photo Image</th>
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<tbody>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Defective Boiler</td>
<td>Piping for Secondary</td>
<td>Steam Boiler</td>
<td>Boiler Room @ Boiler</td>
<td>Joseph Desetto</td>
<td>Custodian</td>
<td></td>
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<tr>
<td></td>
<td>Safety Auxiliary</td>
<td>Low Water Cut-off is</td>
<td></td>
<td>#2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>and leaking</td>
<td></td>
<td></td>
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## Inspection

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td>AIR CONDITIONING</td>
<td>Inspected</td>
</tr>
<tr>
<td>Chilled Water System</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Condenser Water Distribution: Piping, Pumps and Auxiliaries</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Cooling Coil in Ductwork</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Cooling Tower</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Dry Cooler</td>
<td>Does not exist</td>
</tr>
<tr>
<td>DX Split System</td>
<td>Inspected</td>
</tr>
<tr>
<td>Indoor Unit</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition Deficiency</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Outdoor Unit</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition Deficiency</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Packaged / Rooftop Unit</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Packaged Terminal A/C</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Refrigerant Piping</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition Deficiency</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Return Fan</td>
<td>Inspected</td>
</tr>
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Mobile Validity Version 2.0 (P)  Page 1 of 11  Print Date: 8/30/2020
<table>
<thead>
<tr>
<th>Question</th>
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<tbody>
<tr>
<td><strong>AIR CONDITIONING</strong></td>
<td></td>
</tr>
<tr>
<td>Return Fan</td>
<td>Condition 2- Between Good and Fair</td>
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<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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<tr>
<td><strong>CENTRAL ACID WASTE NEUTRALIZING TANK</strong></td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>CLIMATE CONTROL SYSTEM</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>BMS</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Electric System</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Hybrid System</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Pneumatic System</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance</td>
<td>Throughout</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>Condition 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>
<td>Deficiency</td>
<td>DELECTIVE TEMPERATURE CONTROL THERMOSTAT</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Custodian’s Office, Rooms 304, 312</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>3</td>
</tr>
<tr>
<td>Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Potential Action</td>
<td>MAINTENANCE</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><strong>COMPACTOR</strong></td>
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<tr>
<td><strong>CONVEYING</strong></td>
<td>Does not exist</td>
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<tr>
<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>Does not exist</td>
</tr>
<tr>
<td>Pressure Booster System</td>
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<tr>
<td>Water Service</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance</td>
<td>Basement - Water Meter Room, Crawlspace</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>Condition 3- Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
<td>2</td>
</tr>
<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Deficiency</td>
<td>WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Basement - Water Meter Room, Crawlspace</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>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
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<tr>
<td><strong>Domestic Hot Water System</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Domestic Hot Water Remote Storage Tank</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>1- Good</td>
</tr>
<tr>
<td>Deficiency</td>
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<tr>
<td><strong>Domestic Water Heat Exchanger</strong></td>
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<tr>
<td><strong>Electric Domestic Water Heater</strong></td>
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<tr>
<td><strong>Gas Fired Domestic Water Heater</strong></td>
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</tr>
<tr>
<td>Instance</td>
<td>Boiler Room Mechanical Area</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>Condition 3- Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
<td>1</td>
</tr>
<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
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### DOMESTIC WATER SYSTEM

#### Domestic Hot Water System

**Gas Fired Domestic Water Heater**

<table>
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<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td>Manufacturer</td>
<td>PVI</td>
</tr>
<tr>
<td>EquipmentId</td>
<td>N/A</td>
</tr>
<tr>
<td>Capacity/Size Quantity</td>
<td>199</td>
</tr>
<tr>
<td>Capacity/Size UOM</td>
<td>MBH Input</td>
</tr>
<tr>
<td>Capacity/Size 2 Quantity</td>
<td>175</td>
</tr>
<tr>
<td>Capacity/Size 2 UOM</td>
<td>Gallons</td>
</tr>
<tr>
<td>Source of Capacity/Size</td>
<td>Documented</td>
</tr>
<tr>
<td>Installation Year</td>
<td>1997</td>
</tr>
<tr>
<td>Source of Installation Year</td>
<td>Inspector Estimate</td>
</tr>
</tbody>
</table>

**Deficiency**

- **Deficiency Location/Instance**: Boiler Room Mechanical Area
- **Deficiency Quantity**: 1
- **Quantity Uom**: EACH
- **Potential Action**: NO ACTION
- **Urgency of Action**: PRIORITY 1
- **Purpose of Action**: LEVEL 1
- **Violations**: No violations recorded

**Instance**

- **Instance Condition**: Between Good and Fair
- **Instance Quantity**: 1
- **Instance Quantity Uom**: EACH

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturer</td>
<td>Lochinvar</td>
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<tr>
<td>EquipmentId</td>
<td>Boiler Room Mechanical Area</td>
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<tr>
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<td>Capacity/Size UOM</td>
<td>MBH Input</td>
</tr>
<tr>
<td>Capacity/Size 2 Quantity</td>
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</tr>
<tr>
<td>Capacity/Size 2 UOM</td>
<td>Gallons</td>
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<tr>
<td>Source of Capacity/Size</td>
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<td>Installation Year</td>
<td>2010</td>
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<tr>
<td>Source of Installation Year</td>
<td>Custodial Staff</td>
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</tbody>
</table>

**Oil Fired Domestic Water Heater**

- **Deficiency**: Does not exist

#### Domestic Water Distribution Piping

- **Condition**: 3- Fair

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE/LEAKS</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Basement - Water Meter Room</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>10</td>
</tr>
<tr>
<td>Quantity Uom</td>
<td>L.F.</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>

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE ISOLATION VALVE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Basement - Water Meter Room</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
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</tr>
<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>
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</table>

#### DRAIN/WASTE/VENT AND STORM SYSTEM

**Interior Storm Piping**

- **Condition**: 3- Fair

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE ISOLATION VALVE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Basement - Water Meter Room</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
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</tr>
<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>
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</table>

**Inspected**
### Mechanical Inspection

#### DRAIN/WASTE/VENT AND STORM SYSTEM

**Interior Storm Piping**

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

**Sewage Ejector Pump**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>4- Between Fair and Poor</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Ejector Pump Room B7</td>
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<tr>
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<td>EACH</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
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</tr>
<tr>
<td>Potential Action</td>
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<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>
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</tbody>
</table>

#### Sewage/Waste/Vent Piping

<table>
<thead>
<tr>
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<th>Response</th>
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</thead>
<tbody>
<tr>
<td>3- Fair</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
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</table>

#### Sump Pump

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>2- Between Good and Fair</td>
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<tr>
<td>Deficiency</td>
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</table>

#### DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)

**Enclosed IDF Room**

<table>
<thead>
<tr>
<th>Instance Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room 215</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance</td>
<td>4- Between Fair and Poor</td>
</tr>
<tr>
<td>Deficiency</td>
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#### Dedicated A/C Equipment

<table>
<thead>
<tr>
<th>Instance Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
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<td>Room 215</td>
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#### FIXTURES

**Staff And Other**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>3- Fair</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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</table>

**Janitor Sink**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>3- Fair</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
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</table>

**Lavatory/Sink**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>3- Fair</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)</td>
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**Toilet**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>3- Fair</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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**Urinal**

<table>
<thead>
<tr>
<th>Condition</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>Inspected</td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td><strong>FIXTURES</strong></td>
<td></td>
</tr>
<tr>
<td>Staff And Other</td>
<td></td>
</tr>
<tr>
<td>Urinal</td>
<td>Deficiency No deficiencies recorded</td>
</tr>
<tr>
<td>Student</td>
<td>Inspected</td>
</tr>
<tr>
<td>Drinking Fountain</td>
<td>Condition 3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
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</tr>
<tr>
<td>Lavatory/Sink</td>
<td>Condition 2- Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
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</tr>
<tr>
<td>Locker Room Shower</td>
<td>Instance on 1st Floor Inaccessible</td>
</tr>
<tr>
<td>Condition</td>
<td>Inaccessible</td>
</tr>
<tr>
<td>Sink And Fountain Combo Unit</td>
<td>Condition 3- Fair</td>
</tr>
<tr>
<td>Condition</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) Rooms 104, 201, 203, 211, 310</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
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<td>Deficiency Quantity</td>
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<td>MAINTENANCE</td>
</tr>
<tr>
<td>Purpose of Action</td>
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<td>Violations</td>
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<tr>
<td>Toilet</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
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# Mechanical Inspection

## Building Condition Assessment Survey 2019-2020

### Question Response

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<tr>
<td><strong>Boiler Auxiliary Piping</strong></td>
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### HEATING PLANT

#### Boiler Auxiliaries

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</table>

#### 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
- Instance Quantity Uom: MBH NET

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- Instance: Boiler Room
- Instance Condition: 1 - Good
- Instance Quantity: 5,161
- Instance Quantity Uom: MBH NET

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#### DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY

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### Mechanical Inspection

**NYC Department of Education**  
**Building Condition Assessment Survey 2019-2020**

#### HEATING PLANT

**Boiler System**

- **Steam Boiler**
  - Violations: No violations 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: 2- Between Good and Fair
- 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

**CO Detector**

- Instance on 1st Floor: Inspected
- Instance Condition: 2- Between Good and Fair
- Deficiency: No deficiencies recorded

**Gas System**

- Instance on 1st Floor: Inspected
- Instance Condition: 3- Fair
- Deficiency: No deficiencies recorded

**Grease Trap**

- Instance on 1st Floor: Inspected
- Instance Condition: 3- Fair
- Deficiency: No deficiencies 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
### Mechanical Inspection

#### KITCHEN

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#### SCIENCE DEMO ROOM

Does not exist

#### SCIENCE LAB

Does not exist

#### SCIENCE PREP ROOM

Does not exist

#### SPRINKLERS, STANDPIPE, FIRE SYSTEM

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#### SPRINKLER PIPING

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#### VENTILATION

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#### SWIMMING POOL

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#### DEFECTIVE MOTOR

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### Mechanical Inspection

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<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Supply Fan</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Approximate Total # of Fans</td>
<td>1-5</td>
</tr>
<tr>
<td>Deficiency</td>
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</tr>
<tr>
<td><strong>Unit Ventilator</strong></td>
<td></td>
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<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
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