NYC Department of Education
Building Condition Assessment Survey 2018-2019

Mechanical Inspection

School: P.S. 39 - STATEN ISLAND, 71 SAND LANE, STATEN ISLAND, NY, 10305

<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>
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<td>2019-04-29 03:04PM</td>
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Asset Data

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<tr>
<th>Question</th>
<th>Answer</th>
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</thead>
<tbody>
<tr>
<td>Have any Systems/Major Building Components been upgraded?</td>
<td></td>
</tr>
<tr>
<td>Systems: Staff Urinal</td>
<td></td>
</tr>
<tr>
<td>Years: 2010</td>
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<tr>
<td>Systems: MDF Room - Dedicated A/C Equipment (DX Split System)</td>
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</tr>
<tr>
<td>Years: 2011</td>
<td></td>
</tr>
<tr>
<td>Systems: Gas Fired Domestic Water Heater</td>
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<tr>
<td>Years: 2016</td>
<td></td>
</tr>
<tr>
<td>Systems: Non-Auditorium Handicap Lift - Vertical</td>
<td></td>
</tr>
<tr>
<td>Years: 2009</td>
<td></td>
</tr>
<tr>
<td>Are there fuel tanks?</td>
<td>Yes</td>
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<tr>
<td>Total # of above ground tanks</td>
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<tr>
<td>Total capacity of all above ground tanks in gal.</td>
<td>5,000</td>
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<tr>
<td>Total # of below ground tanks</td>
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<tr>
<td>Total capacity of all below ground tanks in gal.</td>
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<tr>
<td>Total # of water main service entries to the asset</td>
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<tr>
<td>MERs/Fan Rooms Locations</td>
<td>1st Floor MER</td>
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<tr>
<td>Are there any Painted/Obstructed Sprinkler Heads?</td>
<td>Basement - Paint Room; Staircase close to Rooms 263, 357 (painted, 6)</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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Inspection

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<tr>
<td>Mechanical</td>
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<tr>
<td>AIR CONDITIONING</td>
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<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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<td>Cooling Tower</td>
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<td>Dry Cooler</td>
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<tr>
<td>DX Split System</td>
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<tr>
<td>Indoor Unit</td>
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<tr>
<td>Condition</td>
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<tr>
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<td>Outdoor Unit</td>
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<tr>
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<tr>
<td>Packaged Terminal A/C</td>
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<td>Return Fan</td>
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<td>Condition</td>
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<td>Deficiency</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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</table>
### Mechanical Inspection

#### CLIMATE CONTROL SYSTEM

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<tr>
<th>Question</th>
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<tbody>
<tr>
<td><strong>BMS</strong></td>
<td>Under construction</td>
</tr>
<tr>
<td><strong>Electric System</strong></td>
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<tr>
<td><strong>Hybrid System</strong></td>
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<tr>
<td><strong>Pneumatic System</strong></td>
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<tr>
<td>Instance</td>
<td>Original Building - Throughout</td>
</tr>
<tr>
<td>Instance Condition</td>
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</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>
<td>61-80%</td>
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<tr>
<td><strong>Deficiency</strong></td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>Custodian Office, Rooms 101, 101A, 212, 309 and other locations</td>
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<tr>
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<tr>
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<td>EACH</td>
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<tr>
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</tr>
<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>Violations</td>
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<tr>
<td><strong>Deficiency</strong></td>
<td></td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>3rd Floor Girl's Toilet Room</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>
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#### COMPACTOR

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#### CONVEYING

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#### DOMESTIC WATER SYSTEM

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<th>Response</th>
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<tbody>
<tr>
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### Other Systems

- **DOMESTIC HOT WATER SYSTEM**
  - Inspected

- **OTHER SYSTEMS**
  - Does not exist
### DOMESTIC WATER SYSTEM

#### Domestic Hot Water System

<table>
<thead>
<tr>
<th>Gas Fired Domestic Water Heater</th>
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<td>1- Good</td>
</tr>
<tr>
<td>Instance Quantity</td>
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</tr>
<tr>
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<td>EACH</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>A.O. Smith</td>
</tr>
<tr>
<td>EquipmentId</td>
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<tr>
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<tr>
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<td>MBH Input</td>
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<td>Source of Capacity/Size</td>
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</tr>
<tr>
<td>Installation Year</td>
<td>2016</td>
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<td>Source of Installation Year</td>
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<table>
<thead>
<tr>
<th>Oil Fired Domestic Water Heater</th>
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#### Domestic Water Distribution Piping

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<tr>
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### DRAIN/WASTE/VENT AND STORM SYSTEM

#### Interior Storm Piping

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<tbody>
<tr>
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#### Sewage Ejector Pump

| Does not exist | |

#### Sewage/Waste/Vent Piping

<table>
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<tbody>
<tr>
<td>Deficiency</td>
<td>SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS</td>
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<tr>
<td>Location/Instance</td>
<td>Boiler Room</td>
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<tr>
<td>Quantity</td>
<td>10</td>
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<tr>
<td>Uom</td>
<td>L.F.</td>
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<tr>
<td>Purpose of Action</td>
<td>REPLACE</td>
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<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
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<td>Level of Action</td>
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#### Sump Pump

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<tbody>
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### DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)

#### Enclosed IDF Room

| Instance on Building Addition - Room 122 | Inspected |

#### Dedicated A/C Equipment

| Instance on Building Addition - Room 122 | Inspected |

### FIXTURES

<table>
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<tr>
<th>Staff And Other</th>
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<td>Janitor Sink</td>
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<tr>
<td>Question</td>
<td>Response</td>
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<td>----------</td>
<td>----------</td>
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<tr>
<td><strong>FIXTURES</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Staff And Other</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Janitor Sink</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
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<tr>
<td><strong>Lavatory/Sink</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
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<tr>
<td><strong>Toilet</strong></td>
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<td><strong>Urinal</strong></td>
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<tr>
<td><strong>Student</strong></td>
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<td><strong>Drinking Fountain</strong></td>
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<tr>
<td><strong>Lavatory/Sink</strong></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>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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<td><strong>Urinal</strong></td>
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<td>Condition</td>
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<td><strong>GAS FIRED FURNACE</strong></td>
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<td><strong>GAS SERVICE</strong></td>
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</tr>
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</tr>
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<td>EACH</td>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
</tbody>
</table>
## GAS SERVICE

**CO/Gas Leak Detection**
- **Violations:** No violations recorded

**Gas Distribution Piping**
- **Condition:** 2- Between Good and Fair
- **Deficiency:** No deficiencies recorded

**Gas Meter Room Exhaust Fan**
- **Condition:** 3- Fair
- **Deficiency:** No deficiencies recorded

**Gas Meter Room Vent**
- **Condition:** 2- Between Good and Fair
- **Deficiency:** No deficiencies recorded

**Gas Pressure Booster**
- Does not exist

## HEATING

**Heating Coil In Ductwork**
- **Condition:** 3- Fair
- **Deficiency:** No deficiencies recorded

**Hydronic Heating**
- Does not exist

**Radiator/Convecto/Fin Tube**
- **Condition:** 3- Fair
- **Deficiency:** RADIATOR/CONVECTOR:DEFECTIVE/DETERIORATED Stair “D” Bulkhead
- **Quantity Uom:** EACH
- **Potential Action:** REPLACE
- **Purpose of Action:** LEVEL 2

**Steam Heating**
- **Condition:** 3- Fair
- **Deficiency:** No deficiencies recorded

**F&T/Steam Drip Trap**
- **Condition:** 2- Between Good and Fair
- **Deficiency:** No deficiencies recorded

**MER Steam and Condensate Piping**
- **Condition:** 3- Fair
- **Deficiency:** No deficiencies recorded

**Steam Condensate Return Piping**
- **Condition:** 3- Fair
- **Deficiency:** DAMAGED/MISSING INSULATION Room 263
- **Quantity Uom:** L.F.
- **Potential Action:** REPLACE
- **Purpose of Action:** LEVEL 2

**Steam Condensate Return Pumping System**
- **Condition:** 4- Between Fair and Poor
- **Deficiency:** DEFECTIVE CONTROLS Boiler Room
- **Quantity Uom:** EACH
- **Potential Action:** REPAIR
- **Purpose of Action:** LEVEL 2
### Mechanical Inspection

#### HEATING

**Steam Heating**

**Steam Condensate Return Pumping System**

<table>
<thead>
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<th>Question</th>
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<tr>
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<tr>
<td>Potential Action</td>
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<td>Purpose of Action</td>
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<tr>
<td>Violations</td>
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**Deficiency**

<table>
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<th>Response</th>
</tr>
</thead>
<tbody>
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<tr>
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<td>DEFECTIVE TANK</td>
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<td>PRIORITY 3</td>
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**Deficiency**

<table>
<thead>
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<th>Question</th>
<th>Response</th>
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<tbody>
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<td>Violations</td>
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<td>Deficiency</td>
<td>DEFECTIVE TANK</td>
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<td>Deficiency Location/Instance</td>
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<tr>
<td>Potential Action</td>
<td>REPLACE</td>
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**Steam Piping**

<table>
<thead>
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<th>Response</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Deficiency</td>
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<tr>
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<tr>
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<tr>
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<tr>
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<td>Violations</td>
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**Deficiency**

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**Terminal Unit Thermostatic Trap**

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**Steam supplied by External Sources**

Does not exist

**Unit Heater/Cabinet Heater**

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<tr>
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**HEATING PLANT**

<table>
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<td>Question</td>
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<tr>
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<tr>
<td>Burner Type</td>
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<td><strong>Boiler Auxiliaries</strong></td>
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<tr>
<td><strong>Boiler Auxiliary Piping</strong></td>
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<td>Instance Condition</td>
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<tr>
<td>Deficiency</td>
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<td>Deficiency Location/Instance</td>
<td>Boiler Room @ Boiler Feedwater Tank</td>
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<td>Violations</td>
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<td><strong>Boiler Make-up Water Backflow Preventer</strong></td>
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<td>Instance Condition</td>
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<tr>
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<tr>
<td><strong>Boiler System</strong></td>
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### Mechanical Inspection

#### HEATING PLANT

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<tr>
<th>Question</th>
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<tbody>
<tr>
<td><strong>Boiler System</strong></td>
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<tr>
<td><strong>Coal-fired Boiler</strong></td>
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<td><strong>Hot Water Boiler</strong></td>
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<td>Instance</td>
<td>Boiler Room</td>
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<tr>
<td>Instance Quantity Uom</td>
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<td>Source of Installation Year</td>
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<td>Deficiency</td>
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<td>Instance</td>
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<td>Instance Condition</td>
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<td><strong>Boiler Fresh Air Louver/Damper</strong></td>
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<td>Instance on Basement</td>
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<td>Instance Condition</td>
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<tr>
<td><strong>Burner/Burner Control Panel</strong></td>
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<td>Instance on Basement</td>
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<td>Instance Condition</td>
<td>3- Fair</td>
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<td><strong>Fuel Oil Storage/Supply System</strong></td>
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<td>Instance on Basement</td>
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<td>Instance Condition</td>
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<tr>
<td>Deficiency</td>
<td>FUEL OIL LEVEL GAUGE:DEFECTIVE</td>
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<td>Deficiency Location/Instance</td>
<td>Basement Corridor near Fuel Oil Tank Room</td>
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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>
</tbody>
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---

*NYC Department of Education*

*Building Condition Assessment Survey 2018-2019*

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## Mechanical Inspection

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

#### Fuel System

**Fuel Oil Storage/Supply System**
- Violations: No violations recorded

**Gas Trains And Vent At The Boiler**
- Instance on Basement: Inspected
- Instance Condition: 3- Fair
- Deficiency: No deficiencies recorded

#### KITCHEN

- Instance on 1st Floor: Inspected

#### CO Detector

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

#### Gas System

- Instance on 1st Floor: Does not exist

#### Grease Trap

- Instance on 1st Floor: Inspected
- Instance Condition: 4- Between Fair and Poor
- Deficiency: DEFECTIVE/CLOGGED
  - Kitchen: Kitchen
  - 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: Does not exist

#### Hood Exhaust Ductwork

- Instance on 1st Floor: Does not exist

#### Hood Exhaust Fan

- Instance on 1st Floor: Does not exist

#### 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 Original Building - Room 254: Inspected

#### Dedicated A/C Equipment

- Instance on Original Building - Room 254: 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
<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td><strong>SPRINKLERS, STANDPIPE, FIRE SYSTEM</strong></td>
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<tr>
<td>Roof Tank</td>
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<tr>
<td>Siamese Connection</td>
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<td>Sprinkler Head</td>
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<td><strong>Condition</strong></td>
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<td>DEFECTIVE/DETERIORATED</td>
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<td>Deficiency Location/Instance</td>
<td>Basement - Paint Room; Staircase close to Rooms 263, 357 (painted, 6)</td>
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