### Mechanical Inspection

**School:** P.S. 55 - STATEN ISLAND, 54 OSBORNE STREET, STATEN ISLAND, NY, 10312

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
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</thead>
<tbody>
<tr>
<td>4448</td>
<td>MECHANICAL</td>
<td>2020-03-19 09:01AM</td>
<td>2020-03-30 01:54PM</td>
</tr>
</tbody>
</table>

#### Asset Data

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
</table>
| Have any Systems/Major Building Components been upgraded? | Systems: Elevator refurbished  
Years: 2009  
Systems: Kitchen - Grease Trap  
Years: 2010  
Systems: MDF Room - Dedicated A/C Equipment (DX Split System)  
Years: 2014  
Systems: Boiler Safety Valves (2 of 4); Terminal Unit Thermostatic Traps (~20%); F&T/Steam Drip Traps (~20%); Steam Condensate Return Pumping Systems; Boiler Make-up Water Backflow Preventer  
Years: 2015  
Systems: Boiler #2 refractory  
Years: 2017  
Systems: Terminal Unit Thermostatic Traps (~80%); F&T/Steam Drip Traps (~80%)  
Years: 2019 |

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  
Boiler Room Mechanical Area, MER 222  
Are there any Painted/Obstructed Sprinkler Heads?  
No components  
Are there any Emergency Stop Switches with Missing Hammers?  
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>
<th>Photo Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>No condition recorded</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</table>

#### Inspection

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical</td>
<td></td>
</tr>
<tr>
<td>AIR CONDITIONING</td>
<td>Does not exist</td>
</tr>
<tr>
<td>CENTRAL ACID WASTE NEUTRALIZING TANK</td>
<td>Does not exist</td>
</tr>
<tr>
<td>CLIMATE CONTROL SYSTEM</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>3- 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>
<td>81-100%</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE TEMPERATURE CONTROL THERMOSTAT</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Lobby, Cafeteria</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>MAINTENANCE</td>
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</tbody>
</table>
### Mechanical Inspection

#### CLIMATE CONTROL SYSTEM

**Pneumatic System**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<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>Deficiency</td>
<td>DEFECTIVE AIR COMPRESSOR</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>1</td>
</tr>
<tr>
<td>Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Potential Action</td>
<td>MAINTENANCE</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>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Violations</td>
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**COMPACTOR**

<table>
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<tr>
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**CONVEYING**

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<tr>
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<th>Response</th>
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<tbody>
<tr>
<td>Does not exist</td>
<td></td>
</tr>
<tr>
<td>Inspected</td>
<td></td>
</tr>
<tr>
<td>Dumbwaiter</td>
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</tr>
<tr>
<td>Elevator</td>
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</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Are all the existing elevators operable?</td>
<td>Yes</td>
</tr>
<tr>
<td>Deficiency</td>
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</tr>
<tr>
<td>Escalator</td>
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</tr>
<tr>
<td>Non-auditorium Handicap Lift - Stair</td>
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</tr>
<tr>
<td>Non-auditorium Handicap Lift - Vertical</td>
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<tr>
<td>Sidewalk Elevator</td>
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**DOMESTIC WATER SYSTEM**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<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>
<td>Does not exist</td>
</tr>
<tr>
<td>Water Service</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance</td>
<td>Basement - Crawlspace</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>Deficiency</td>
<td>WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Basement - Crawlspace</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>1</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>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Water/Gas Meter Room B33</td>
<td>4- Between Fair and Poor</td>
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<tr>
<td>Instance</td>
<td>Water/Gas Meter Room B33</td>
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<tr>
<td>Instance Quantity</td>
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<tr>
<td>Instance Quantity Uom</td>
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<tr>
<td>Deficiency</td>
<td>WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Water/Gas Meter Room B33</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>INSTALL</td>
</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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</table>
### Mechanical Inspection

**DOMESTIC WATER SYSTEM**

#### Domestic Cold Water System

<table>
<thead>
<tr>
<th>Water Service</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
</tbody>
</table>

**Deficiency**

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
<th>Water/Gas Meter Room B33</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency Quantity</td>
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<tr>
<td>Quantity Uom</td>
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<td>Potential Action</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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</table>

**Violations**

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
<th>Boiler Room Mechanical Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency Quantity</td>
<td>1</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>
</tbody>
</table>

**Domestic Hot Water System**

**Domestic Hot Water Remote Storage Tank**

Does not exist

**Domestic Water Heat Exchanger**

<table>
<thead>
<tr>
<th>Condition</th>
<th>3- Fair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE/LEAKS</td>
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<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room Mechanical Area</td>
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<tr>
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<td>Quantity Uom</td>
<td>L.F.</td>
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<td>Potential Action</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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**Violations**

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
<th>Boiler Room Mechanical Area</th>
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<tbody>
<tr>
<td>Deficiency Quantity</td>
<td>1</td>
</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>
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</table>

**Domestic Water Distribution Piping**

<table>
<thead>
<tr>
<th>Condition</th>
<th>3- Fair</th>
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</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE/LEAKS</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room Mechanical Area</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
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<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>
</tbody>
</table>

**VIOLATIONS**

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
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<tbody>
<tr>
<td>Deficiency Quantity</td>
<td></td>
</tr>
<tr>
<td>Quantity Uom</td>
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</tr>
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<td>Potential Action</td>
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<tr>
<td>Urgency of Action</td>
<td></td>
</tr>
<tr>
<td>Purpose of Action</td>
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</tbody>
</table>

**DEFECTIVE ISOLATION VALVE**

<table>
<thead>
<tr>
<th>Deficiency Location/Instance</th>
<th>Boiler Room Mechanical Area</th>
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</thead>
<tbody>
<tr>
<td>Deficiency Quantity</td>
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<td>Quantity Uom</td>
<td>EACH</td>
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<tr>
<td>Potential Action</td>
<td>REPLACE</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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</tbody>
</table>

**DRAIN/WASTE/VENT AND STORM SYSTEM**

**Interior Storm Piping**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Inspected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

**Sewage Ejector Pump**

Does not exist

**Sewage/Waste/Vent Piping**

<table>
<thead>
<tr>
<th>Condition</th>
<th>3- Fair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency</td>
<td>SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room Mechanical Area</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
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</tbody>
</table>
### Mechanical Inspection

**Question** | **Response**
---|---

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

**Sewage/Waste/Vent Piping**

- **Quantity Uom**: L.F.
- **Potential Action**: REPLACE
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations recorded

**Sump Pump**

- **Potential Action**: Does not exist

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

- **Potential Action**: Does not exist

#### FIXTURES

- **Potential Action**: Inspected

#### Staff And Other

- **Potential Action**: Inspected

#### Janitor Sink

- **Condition**: 3 - Fair
- **Deficiency**: DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)
  - **Deficiency Location/Instance**: Janitor Closet 226
  - **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

- **Potential Action**: Inspected

#### Toilet

- **Condition**: 3 - Fair
- **Deficiency**: DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)
  - **Deficiency Location/Instance**: Toilet Room 104
  - **Deficiency Quantity**: 1
  - **Quantity Uom**: EACH
  - **Potential Action**: MAINTENANCE
  - **Urgency of Action**: PRIORITY 3
  - **Purpose of Action**: LEVEL 2
  - **Violations**: No violations recorded

#### Urinal

- **Potential Action**: Inspected

#### Student

- **Potential Action**: Inspected

#### Drinking Fountain

- **Potential Action**: Inspected

#### Lavatory/Sink

- **Potential Action**: Inspected

#### Urinal

- **Potential Action**: Inspected

#### Student

- **Potential Action**: Inspected

#### Drinking Fountain

- **Potential Action**: Inspected

#### Lavatory/Sink

- **Potential Action**: Inspected
**NYC Department of Education**

**Building Condition Assessment Survey 2019-2020**

---

**Question**  | **Response**
---|---
**FIXTURES**

**Student**

** Locker Room Shower**
- Instance on 1st Floor: Inaccessible
- Instance Quantity: 1
- Instance Quantity Uom: EACH

**Sink And Fountain Combo Unit**
- Condition: Inspected
- Deficiency: No deficiencies recorded

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

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

**GAS FIRED FURNACE**
- Does not exist

**GAS SERVICE**
- Inspected

**CO/Gas Leak Detection**
- Does not exist

**Gas Distribution Piping**
- Condition: Inspected
- Deficiency: No deficiencies recorded

**Gas Meter Room Exhaust Fan**
- Does not exist

**Gas Meter Room Vent**
- Condition: Inspected
- Deficiency: No deficiencies recorded

**Gas Pressure Booster**
- Does not exist

**HEATING**
- Inspected

**Heating Coil In Ductwork**
- Does not exist

**Hydronic Heating**
- Does not exist

**Radiator/Convector/Fin Tube**
- Condition: Inspected
- Deficiency: No deficiencies recorded

**Steam Heating**
- Inspected

**F&T/Steam Drip Trap**
- Condition: Inspected
- Deficiency: No deficiencies recorded

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

**Steam Condensate Return Piping**
- Condition: Inspected
- Deficiency: DEFECTIVE/LEAKS

**Steam Condensate Return Pumping System**
- Condition: Inspected
- Deficiency: No deficiencies recorded

**Steam Piping**
- Inspected
### Mechanical Inspection

#### HEATING

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Steam Heating</strong></td>
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</tr>
<tr>
<td><strong>Steam Piping</strong></td>
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<tr>
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<td>3- Fair</td>
</tr>
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<td>Deficiency</td>
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</tr>
<tr>
<td><strong>Terminal Unit Thermostatic Trap</strong></td>
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</tr>
<tr>
<td>Condition</td>
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<tr>
<td>Deficiency</td>
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<tr>
<td><strong>Steam supplied by External Sources</strong></td>
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</tr>
<tr>
<td>Does not exist</td>
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<tr>
<td><strong>Unit Heater/Cabinet Heater</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
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<tr>
<td>Deficiency</td>
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</tbody>
</table>

#### HEATING PLANT

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Replacement Quantity</strong></td>
<td>4,050</td>
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<tr>
<td><strong>Replacement Uom</strong></td>
<td>MBH NET</td>
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<tr>
<td>Instance on Basement</td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Burner Type</strong></td>
<td>Oil</td>
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<tr>
<td><strong>Heating Plant Oil Number</strong></td>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boiler Auxiliaries</strong></td>
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</tr>
<tr>
<td>Instance on Basement</td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Boiler Auxiliary Piping</strong></td>
<td></td>
</tr>
<tr>
<td>Instance on Basement</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Boiler Emergency Stop Switch</strong></td>
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</tr>
<tr>
<td>Instance on Basement</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Boiler Feedwater System</strong></td>
<td></td>
</tr>
<tr>
<td>Instance on Basement</td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Boiler Feedwater Treatment(Automatic)</strong></td>
<td></td>
</tr>
<tr>
<td>Instance on Basement</td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Boiler Flue Exhaust</strong></td>
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</tr>
<tr>
<td>Instance on Basement</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
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### Mechanical Inspection

**Question** | **Response**
---|---

#### HEATING PLANT

**Boiler System**

**Steam Boiler**

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**Fuel System**

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**Boiler Fresh Air Louver/Damper**

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**Burner/Burner Control Panel**

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**Fuel Oil Storage/Supply System**

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**Gas Trains And Vent At The Boiler**

| Instance on Basement | Does not exist |

**KITCHEN**

| Instance on Basement | Inspected |

**CO Detector**

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**Gas System**

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