## Mechanical Inspection

### Building Condition Assessment Survey 2019-2020

**School:** P.S. 88 - BRONX, 1340 SHERIDAN AVENUE, BRONX, NY, 10456

<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>
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<td>MECHANICAL</td>
<td>2020-01-14 07:23AM</td>
<td>2020-01-25 04:26PM</td>
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</tbody>
</table>

### Asset Data

#### Question
- **Have any Systems/Major Building Components been upgraded?**
  - Systems: Boiler Safety Valves; Kitchen - Grease Trap
  - Years: 2009
  - Systems: Boiler Fresh Air Louver/Dampers
  - Years: 2014
  - Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
  - Years: 2015

- **Are there fuel tanks?**
  - Yes
  - Total # of above ground tanks: 1
  - Total capacity of all above ground tanks in gal: 6,300
  - 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**: 1

#### MERs/Fan Rooms Locations
- Boiler Room Mechanical Area; Room LL5 - MER; Kitchen - MER; Cafeteria - Fan Room B-12

#### Are there any spaces with Missing or Defective CO Detectors?
- Kitchen: No components

#### Are there any Emergency Stop Switches with Missing Hammers?
- No components

### Priority Condition

#### Exist Last Year?
- No condition recorded

### Inspection

#### Question
- **AIR CONDITIONING**
- **CENTRAL ACID WASTE NEUTRALIZING TANK**
- **CLIMATE CONTROL SYSTEM**
- **COMPACTOR**
- **CONVEYING**
- **DOMESTIC WATER SYSTEM**

#### Response
- **Inspected**
- **Does not exist**

#### Domestic Cold Water System
- Inspected

#### Gravity System
- Does not exist

#### Pressure Booster System
- Does not exist

#### Water Service
- Inspected

- **Instance**: Basement - Water/Gas Meter Room B14
- **Instance Condition**: 3 - Fair
- **Instance Quantity**: 1
- **Instance Quantity Uom**: EACH

#### Deficiency
- **WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE**

- **Deficiency Location/Instance**: Basement - Water/Gas Meter Room B14
- **Deficiency Quantity**: 1
- **Quantity Uom**: EACH
- **Potential Action**: INSTALL
- **Urgency of Action**: PRIORITY 3
- **Purpose of Action**: LEVEL 2
- **Violations**: No violations recorded

#### Domestic Hot Water System
- Inspected

#### Domestic Hot Water Remote Storage Tank
- Does not exist
### Mechanical Inspection

#### DOMESTIC WATER SYSTEM

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Hot Water System</td>
<td></td>
</tr>
<tr>
<td>Domestic Water Heat Exchanger</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Electric Domestic Water Heater</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Gas Fired Domestic Water Heater</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Oil Fired Domestic Water Heater</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Domestic Water Distribution Piping</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Storm Piping</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Sewage Ejector Pump</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Sewage/Waste/Vent Piping</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Sump Pump</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Enclosed IDF Room</td>
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#### FIXTURES

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff And Other</td>
<td>Inspected</td>
</tr>
<tr>
<td>Janitor Sink</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Lavatory/Sink</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Room BM-2</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>1</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>
<td>No violations recorded</td>
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</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilet</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>CRACKED/PHYSICAL DAMAGE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Toilet Room BM-5</td>
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<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>
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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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<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td>Urinal</td>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Student</td>
<td>Inspected</td>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Drinking Fountain</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
</tbody>
</table>
## Mechanical Inspection

### Building Condition Assessment Survey 2019-2020

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td><strong>FIXTURES</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Student</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Drinking Fountain</strong></td>
<td></td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Lavatory/Sink</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Locker Room Shower</strong></td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Sink And Fountain Combo Unit</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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<tr>
<td><strong>Toilet</strong></td>
<td>Inspected</td>
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<tr>
<td>Condition</td>
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<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Urinal</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
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<tr>
<td><strong>GAS FIRED FURNACE</strong></td>
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<td><strong>CO/Gas Leak Detection</strong></td>
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<td><strong>Gas Meter Room Exhaust Fan</strong></td>
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<td>2- Between Good and Fair</td>
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<tr>
<td><strong>Gas Meter Room Vent</strong></td>
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<tr>
<td><strong>Gas Pressure Booster</strong></td>
<td>Does not exist</td>
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<tr>
<td><strong>HEATING</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Heating Coil In Ductwork</strong></td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Hydronic Heating</strong></td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Radiator/Convector/Fin Tube</strong></td>
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<tr>
<td>Condition</td>
<td>3- Fair</td>
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<tr>
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<td>AUXILIARY (VALVE, VENT): DEFECTIVE</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>
</tr>
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<td><strong>Steam Heating</strong></td>
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</tr>
<tr>
<td><strong>F&amp;T/Steam Drip Trap</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
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<tr>
<td><strong>MER Steam and Condensate Piping</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
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</tr>
<tr>
<td><strong>Steam Condensate Return Piping</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Steam Condensate Return Pumping System</strong></td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Steam Piping</strong></td>
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</tr>
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</table>
## Mechanical Inspection

### HEATING

**Steam Heating**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
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<tbody>
<tr>
<td><strong>Steam Piping</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Terminal Unit Thermostatic Trap</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
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<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

**Steam supplied by External Sources**

<table>
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<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Condition</td>
<td>Inspected</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Stair &quot;B&quot; - Mezzanine</td>
</tr>
<tr>
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</tr>
<tr>
<td>Quantity Uom</td>
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</tr>
<tr>
<td>Potential Action</td>
<td>MAINTENANCE</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>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
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</table>

**HEATING PLANT**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Quantity</td>
<td>1,299</td>
</tr>
<tr>
<td>Replacement Uom</td>
<td>MBH NET</td>
</tr>
<tr>
<td>Instance on Cellar</td>
<td>Inspected</td>
</tr>
<tr>
<td>Burner Type</td>
<td>Oil</td>
</tr>
<tr>
<td>Heating Plant Oil Number</td>
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**Boiler Auxiliaries**

<table>
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<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Instance on Cellar</td>
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</tr>
</tbody>
</table>

**Boiler Auxiliary Piping**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance on Cellar</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</td>
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</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE BOILER FEEDWATER PIPING</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room @ Boiler #2 (isolation valve leaking)</td>
</tr>
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</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>
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<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Violations</td>
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</tr>
</tbody>
</table>

**Boiler Emergency Stop Switch**

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

**Boiler Feedwater System**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance on Cellar</td>
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</tr>
</tbody>
</table>

**Boiler Feedwater Treatment(Automatic)**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

**Boiler Flue Exhaust**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance on Cellar</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>
</tbody>
</table>

**Boiler Make-up Water Backflow Preventer**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance on Cellar</td>
<td>Does not exist</td>
</tr>
</tbody>
</table>

**Boiler Room Steam And Condensate Piping**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance on Cellar</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>3- Fair</td>
</tr>
</tbody>
</table>
### Mechanical Inspection

**Building Condition Assessment Survey 2019-2020**

#### HEATING PLANT

**Boiler Auxillaries**

**Boiler Room Steam And Condensate Piping**

<table>
<thead>
<tr>
<th>Deficiency</th>
<th>DAMAGED/MISSING INSULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler Room</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>100</td>
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<tr>
<td>Quantity Uom</td>
<td>L.F.</td>
</tr>
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<td>Potential Action</td>
<td>REPLACE</td>
</tr>
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<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>
<td>No violations recorded</td>
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</table>

**Boiler Safety Valve**

<table>
<thead>
<tr>
<th>Instance on Cellar</th>
<th>Inspected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

**Boiler System**

| Instance on Cellar | Inspected |

**Coal-fired Boiler**

| Instance on Cellar | Does not exist |

**Hot Water Boiler**

| Instance on Cellar | Does not exist |

**Modular Boiler**

| Instance on Cellar | Does not exist |

**Steam Boiler**

<table>
<thead>
<tr>
<th>Instance on Cellar</th>
<th>Inspected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instance</td>
<td>Boiler Room</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
<td>1,299</td>
</tr>
<tr>
<td>Instance Quantity Uom</td>
<td>MBH NET</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>Cleaver Brooks</td>
</tr>
<tr>
<td>EquipmentId</td>
<td>6379-1</td>
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<tr>
<td>Capacity/Size Quantity</td>
<td>1725</td>
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<tr>
<td>Capacity/Size UOM</td>
<td>Lbs/Hr steam</td>
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<td>Source of Capacity/Size</td>
<td>Documented</td>
</tr>
<tr>
<td>Installation Year</td>
<td>1954</td>
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<td>Source of Installation Year</td>
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<tr>
<td>Deficiency</td>
<td>DAMAGED CASING</td>
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<td>Quantity Uom</td>
<td>S.F.</td>
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<tr>
<td>Potential Action</td>
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<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
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</table>

**Deficiency**

<table>
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<td>Purpose of Action</td>
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**Deficiency**

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**Violations**

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<tr>
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### Mechanical Inspection

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<tr>
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<td>Instance Condition</td>
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<td><strong>Hood Exhaust Ductwork</strong></td>
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# Mechanical Inspection

## Building Condition Assessment Survey 2019-2020

### MDF Room

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<td>SCIENCE LAB</td>
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<td>SCIENCE PREP ROOM</td>
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<tr>
<td>SPRINKLERS, STANDPIPE, FIRE SYSTEM</td>
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### Heating And Ventilating Unit

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### Metal Ductwork

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*Page 8 of 9 Print Date: 8/30/2020*
### VENTILATION

**Metal Ductwork**

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**Supply Fan**

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**Unit Ventilator**

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