## Mechanical Inspection

### Building Condition Assessment Survey 2019-2020

**School:** P.S. 340 - BRONX, 25 WEST 195 STREET, BRONX, NY, 10468

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
</tr>
</thead>
<tbody>
<tr>
<td>4369</td>
<td>MECHANICAL</td>
<td>2020-03-17 07:11AM</td>
<td>2020-08-13 11:25AM</td>
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</tbody>
</table>

### Asset Data

**Question** Answer

- **Have any Systems/Major Building Components been upgraded?**

  - **Systems:**
    - Gas Fired Domestic Water Heater, Domestic Hot Water Remote Storage Tank
  - **Years:** 2018
  - **Systems:**
    - Kitchen - Hot Water Temperature Booster
  - **Years:** 2019

- **Are there fuel tanks?** Yes
  - **Total # of above ground tanks:** 1
  - **Total capacity of all above ground tanks in gal.:** 275
  - **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** None

- **Are there any spaces with Missing or Defective CO Detectors?** Kitchen

- **Are there any Painted/Obstructed Sprinkler Heads?** Rooms 114, 127, 204, 207, 216 (painted, 6)

- **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>Yes</td>
<td>Defective</td>
<td>Sprinkler/Standpipe System</td>
<td>Bent Sprinkler Head (1)</td>
<td>Sprinkler Head</td>
<td>Room 127 - Toilet Room</td>
<td>Louis Gonzales</td>
<td>Fireman</td>
</tr>
</tbody>
</table>

### Inspection

**Question** Response

**Mechanical**

- **AIR CONDITIONING**
  - **Chilled Water System**
    - Inspected
  - **Condenser Water Distribution: Piping, Pumps and Auxiliaries**
    - Does not exist
  - **Cooling Coil in Ductwork**
    - Does not exist
  - **Cooling Tower**
    - Does not exist
  - **Dry Cooler**
    - Does not exist
  - **DX Split System**
    - Inspected

**Indoor Unit**

- **Condition**
  - 4 - Between Fair and Poor
  - **Deficiency**
    - UP TO 5 TONS: DEFECTIVE/DETERIORATED
  - **Deficiency Location/Instance**
    - Elevator Machine Room (1 of 3)
  - **Deficiency Quantity**
    - 1 EACH
  - **Potential Action**
    - REPLACE
  - **Urgency of Action**
    - PRIORITY 3
  - **Purpose of Action**
    - LEVEL 2
  - **Violations**
    - No violations recorded

**Outdoor Unit**

- **Condition**
  - 4 - Between Fair and Poor
  - **Deficiency**
    - UP TO 5 TONS: DEFECTIVE/DETERIORATED
  - **Deficiency Location/Instance**
    - Roof / Elevator Machine Room Unit (1 of 3)
  - **Deficiency Quantity**
    - 1 EACH
  - **Potential Action**
    - REPLACE
  - **Urgency of Action**
    - PRIORITY 3
  - **Purpose of Action**
    - LEVEL 2
<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td><strong>AIR CONDITIONING</strong></td>
<td></td>
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<tr>
<td>DX Split System</td>
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<tr>
<td><strong>Outdoor Unit</strong></td>
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<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
<tr>
<td><strong>Packaged / Rooftop Unit</strong></td>
<td></td>
</tr>
<tr>
<td>Instance</td>
<td>Main Roof</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 U/m</td>
<td>EACH</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>Trane</td>
</tr>
<tr>
<td>EquipmentId</td>
<td>RTU-1</td>
</tr>
<tr>
<td>Capacity/Size Quantity</td>
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</tr>
<tr>
<td>Capacity/Size UOM</td>
<td>Tons</td>
</tr>
<tr>
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<td>Inspector Estimate</td>
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<tr>
<td>Installation Year</td>
<td>1999</td>
</tr>
<tr>
<td>Source of Installation Year</td>
<td>Documented</td>
</tr>
<tr>
<td>Source of Heating</td>
<td>Gas</td>
</tr>
<tr>
<td>Deficiency</td>
<td>OVER 20 TONS: DEFECTIVE CONDENSER FAN</td>
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<td>Deficiency Location/Instance</td>
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<td>Deficiency Quantity</td>
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<td>Quantity U/m</td>
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<td>Potential Action</td>
<td>REPLACE</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>
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<tr>
<td>Violations</td>
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<tr>
<td>Instance</td>
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<td>Instance Condition</td>
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<tr>
<td>Instance Condition</td>
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<tr>
<td>Instance Quantity</td>
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<tr>
<td>Instance Quantity U/m</td>
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<td>Source of Installation Year</td>
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<td>Gas</td>
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<td>3- Fair</td>
</tr>
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<td>Instance Quantity</td>
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</tr>
<tr>
<td>Instance Quantity U/m</td>
<td>EACH</td>
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<tr>
<td>Manufacturer</td>
<td>Trane</td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
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<tr>
<td>----------</td>
<td>----------</td>
</tr>
</tbody>
</table>
| AIR CONDITIONING | |}

### Packaged / Rooftop Unit

| EquipmentId | RTU-7 |
| Capacity/Size Quantity | 20 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Source of Heating | Gas |
| Deficiency | No deficiencies recorded |

**Instance**: Main Roof

**Instance Condition**: 3- Fair

**Instance Quantity**: 1

| Instance Quantity Uom | EACH |
| Manufacturer | Trane |

| EquipmentId | RTU-5 |
| Capacity/Size Quantity | 13 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Source of Heating | Gas |
| Deficiency | No deficiencies recorded |

**Instance**: Main Roof

**Instance Condition**: 3- Fair

**Instance Quantity**: 1

| Instance Quantity Uom | EACH |
| Manufacturer | Trane |

| EquipmentId | RTU-6 |
| Capacity/Size Quantity | 15 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Source of Heating | Gas |
| Deficiency | No deficiencies recorded |

**Instance**: Main Roof

**Instance Condition**: 3- Fair

**Instance Quantity**: 1

| Instance Quantity Uom | EACH |
| Manufacturer | Trane |

| EquipmentId | RTU-9 |
| Capacity/Size Quantity | 15 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1999 |
| Source of Installation Year | Documented |
| Source of Heating | Gas |
| Deficiency | No deficiencies recorded |

**Instance**: Main Roof

**Instance Condition**: 3- Fair

**Instance Quantity**: 1

| Instance Quantity Uom | EACH |
| Manufacturer | Trane |

| EquipmentId | RTU-8 |
| Capacity/Size Quantity | 10 |
### Mechanical Inspection

**AIR CONDITIONING**

**Packaged / Rooftop Unit**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td>Capacity/Size UOM</td>
<td>Tons</td>
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<tr>
<td>Source of Capacity/Size</td>
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<td>Source of Heating</td>
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<td>3- Fair</td>
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<tr>
<td>Instance Quantity</td>
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</tr>
<tr>
<td>Instance Quantity Uom</td>
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<tr>
<td>Manufacturer</td>
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<tr>
<td>EquipmentId</td>
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<tr>
<td>Installation Year</td>
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<tr>
<td>Source of Heating</td>
<td>Gas</td>
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<tr>
<td>Deficiency</td>
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</tbody>
</table>

**Packaged Terminal A/C**

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<tr>
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<th>Response</th>
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<tbody>
<tr>
<td>Refrigerant Piping</td>
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<td>Condition</td>
<td>Inspected</td>
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<td>Deficiency</td>
<td>No deficiencies recorded</td>
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<tr>
<td>Return Fan</td>
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**CENTRAL ACID WASTE NEUTRALIZING TANK**

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<th>Response</th>
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<tbody>
<tr>
<td>CENTRAL ACID WASTE NEUTRALIZING TANK</td>
<td>Inspected</td>
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</table>

**CLIMATE CONTROL SYSTEM**

**BMS**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<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>
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<td>Installation Year</td>
<td>1999</td>
</tr>
<tr>
<td>Source of Installation Year</td>
<td>Documented</td>
</tr>
<tr>
<td>Deficiency</td>
<td>BEYOND USEFUL LIFE</td>
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</tr>
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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 1</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 2</td>
</tr>
</tbody>
</table>
# Mechanical Inspection

**Building Condition Assessment Survey 2019-2020**

**NYC Department of Education**

### CLIMATE CONTROL SYSTEM

**BMS**
- **Violations**: No violations recorded

**Electric System**: Does not exist

**Hybrid System**: Does not exist

**Pneumatic System**: Does not exist

### COMPACTOR
- **Response**: Does not exist

### CONVEYING
- **Ash Hoist**: Does not exist

**Dumbwaiter**: Does not exist

**Elevator**
- **Condition**: 3- Fair
- **Are all the existing elevators operable?**: Yes
- **Deficiency**: No deficiencies recorded

**Escalator**: Does not exist

**Non-auditorium Handicap Lift - Stair**: Does not exist

**Non-auditorium Handicap Lift - Vertical**: Does not exist

**Sidewalk Elevator**: Does not exist

### DOMESTIC WATER SYSTEM
- **Inspected**:

**Domestic Cold Water System**: Inspected

**Gravity System**: Does not exist

**Pressure Booster System**: Inspected

**Electric Pressure Booster System**
- **Instance**: Room C14
- **Condition**: 3- Fair
- **Quantity**: 1
- **Quantity Uom**: EACH

**Manufacturer**: Canaris

**EquipmentId**: N/A

**Capacity/Size Quantity**: 3

**Capacity/Size UOM**: Total # Pumps

**Capacity/Size 2 Quantity**: 3

**Capacity/Size 2 UOM**: Total Pumps HP

**Source of Capacity/Size**: Documented

**Installation Year**: 1999

**Source of Installation Year**: Documented

**Deficiency**: No deficiencies recorded

**Hydraulic/Pneumatic Booster System**: Does not exist

### Water Service
- **Instance**: Water Room C1

**Condition**: 2- Between Good and Fair

**Quantity**: 2

**Quantity Uom**: EACH

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

**Deficiency Location/Instance**: Closet inside Room 102B / Domestic Water Main (old RPZ replaced with a single check valve)

**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**: Inspected
### DOMESTIC WATER SYSTEM

#### Domestic Hot Water System

**Domestic Hot Water Remote Storage Tank**
- **Condition**: 1 - Good
- **Deficiency**: No deficiencies recorded

**Domestic Water Heat Exchanger**
- **Condition**: 1 - Good
- **Deficiency**: NOT IN USE
  - **Deficiency Location/Instance**: Kitchen - Closet 131A
  - **Deficiency Quantity**: 1
  - **Quantity Uom**: EACH
  - **Potential Action**: NO ACTION
  - **Urgency of Action**: PRIORITY 1
  - **Purpose of Action**: LEVEL 1

**Electric Domestic Water Heater**
- **Condition**: Inspected
- **Deficiency**: Does not exist

**Gas Fired Domestic Water Heater**
- **Condition**: Room C14
- **Instance Condition**: 1 - Good
- **Instance Quantity**: 1
- **Potential Action**: NO ACTION
- **Urgency of Action**: PRIORITY 1
- **Purpose of Action**: LEVEL 1

**Oil Fired Domestic Water Heater**
- **Condition**: Room C14
- **Deficiency**: Does not exist

#### Domestic Water Distribution Piping
- **Condition**: 2- Between Good and Fair
- **Deficiency**: No deficiencies recorded

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

**Interior Storm Piping**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Sewage Ejector Pump**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Sewage/Waste/Vent Piping**
- **Condition**: Inspected
- **Deficiency**: No deficiencies recorded

**Sump Pump**
- **Condition**: 4 - Between Fair and Poor
- **Deficiency**: DEFECTIVE
  - **Deficiency Location/Instance**: Room C09
  - **Deficiency Quantity**: 1
  - **Quantity Uom**: EACH
  - **Potential Action**: REPAIR
  - **Urgency of Action**: PRIORITY 3
  - **Purpose of Action**: LEVEL 2
  - **Violations**: No violations recorded
### Mechanical Inspection

**Question**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</strong></td>
<td>Does not exist</td>
</tr>
<tr>
<td><strong>Enclosed IDF Room</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Dedicated A/C Equipment</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>4- Between Fair and Poor</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>DOES NOT EXIST</td>
</tr>
<tr>
<td><strong>Deficiency Location/Instance</strong></td>
<td>Rooms 109, 209, 309</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Quantity Uom</strong></td>
<td>EACH</td>
</tr>
<tr>
<td><strong>Potential Action</strong></td>
<td>INSTALL</td>
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<td><strong>Urgency of Action</strong></td>
<td>PRIORITY 3</td>
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<tr>
<td><strong>Purpose of Action</strong></td>
<td>LEVEL 2</td>
</tr>
<tr>
<td><strong>Violations</strong></td>
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</tr>
<tr>
<td><strong>FIXTURES</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Staff And Other</strong></td>
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</tr>
<tr>
<td><strong>Janitor Sink</strong></td>
<td>Inspected</td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>3- Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)</td>
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<td><strong>Deficiency Location/Instance</strong></td>
<td>Janitor Closet 110</td>
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<td><strong>Quantity Uom</strong></td>
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<tr>
<td><strong>Purpose of Action</strong></td>
<td>LEVEL 2</td>
</tr>
<tr>
<td><strong>Violations</strong></td>
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<tr>
<td><strong>Lavatory/Sink</strong></td>
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</tr>
<tr>
<td><strong>Condition</strong></td>
<td>3- Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Toilet</strong></td>
<td>Inspected</td>
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<tr>
<td><strong>Condition</strong></td>
<td>3- Fair</td>
</tr>
<tr>
<td><strong>Deficiency</strong></td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td><strong>Urinal</strong></td>
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<tr>
<td><strong>Student</strong></td>
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<tr>
<td><strong>Drinking Fountain</strong></td>
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<tr>
<td><strong>Condition</strong></td>
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<tr>
<td><strong>Deficiency</strong></td>
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<tr>
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<td><strong>Condition</strong></td>
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<tr>
<td><strong>Deficiency</strong></td>
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<tr>
<td><strong>Locker Room Shower</strong></td>
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<tr>
<td><strong>Sink And Fountain Combo Unit</strong></td>
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<tr>
<td><strong>Condition</strong></td>
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<td><strong>Deficiency</strong></td>
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<tr>
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<tr>
<td>Question</td>
<td>Response</td>
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<td>Purpose of Action</td>
<td>LEVEL 2</td>
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<td>Instance Condition</td>
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### KITCHEN

#### CO Detector

- **Potential Action**: MAINTENANCE
- **Urgency of Action**: PRIORITY 5
- **Purpose of Action**: LEVEL 6
- **Violations**: No violations 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**: Inspected
- **Instance Condition**: 3- Fair
- **Deficiency**: No deficiencies recorded

#### Hot Water Temperature Booster

- **Instance on 1st Floor**: Inspected
- **Instance Condition**: 1- Good
- **Deficiency**: No deficiencies recorded

#### Kitchen Sink

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

#### MDF Room

- **Instance on Room 205**: Inspected

#### Dedicated A/C Equipment

- **Instance on Room 205**: Inspected
- **Instance Condition**: 5- Poor
- **Deficiency**: DEFECTIVE/DETERIORATED
  - **Deficiency Location/Instance**: Room 205
  - **Deficiency Quantity**: 1
  - **Quantity Uom**: EACH
  - **Potential Action**: REPLACE
  - **Urgency of Action**: PRIORITY 3
  - **Purpose of Action**: LEVEL 2
  - **Violations**: No violations recorded

#### SCIENCE DEMO ROOM

- **Instance on Room 318**: Inspected
- **Alternative Use**: No
<table>
<thead>
<tr>
<th>Question</th>
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<tbody>
<tr>
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<td>Acid Waste Neutralizing Tank</td>
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<td>Instance Condition</td>
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<td>Deficiency</td>
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<td>Instance Condition</td>
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<td>Deficiency</td>
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<td>Eye Wash</td>
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<td>Instance Condition</td>
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<td>Deficiency</td>
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<td>Hood Exhaust Ductwork</td>
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<td>Instance on Room 318</td>
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<td>Instance on Room 318</td>
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<td>Instance Condition</td>
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<td>Deficiency</td>
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<td><strong>SCIENCE PREP ROOM</strong></td>
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