NYC Department of Education
Building Condition Assessment Survey 2019-2020

**X420**

<table>
<thead>
<tr>
<th>InspectionId</th>
<th>Inspection Type</th>
<th>Time In</th>
<th>Last Edited</th>
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<td>3648</td>
<td>MECHANICAL</td>
<td>2020-02-12 08:40AM</td>
<td>2020-08-19 09:29AM</td>
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</table>

### Asset Data

**Question**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any Systems/Major Building Components been upgraded?</td>
<td></td>
</tr>
<tr>
<td>Systems: Locker Room Showers; Sump Pumps (1 of 6)</td>
<td></td>
</tr>
<tr>
<td>Years: 2010</td>
<td></td>
</tr>
<tr>
<td>Systems: Kitchen - Grease Traps</td>
<td></td>
</tr>
<tr>
<td>Years: 2011</td>
<td></td>
</tr>
<tr>
<td>Systems: DX Split System for Health Clinic (1 of 3); Science Labs; Prep Rooms</td>
<td></td>
</tr>
<tr>
<td>Years: 2012</td>
<td></td>
</tr>
<tr>
<td>Systems: Fixtures - Toilets, Urinals, Drinking Fountains (6 of 9)</td>
<td></td>
</tr>
<tr>
<td>Years: 2014</td>
<td></td>
</tr>
<tr>
<td>Systems: Electric Domestic Water Heater for Kitchen; Hood Fire Suppression System</td>
<td></td>
</tr>
<tr>
<td>Years: 2017</td>
<td></td>
</tr>
<tr>
<td>Systems: Heating Plant; Climate Control System; Condensate Return Pumping System; Terminal Unit Thermostatic Traps (~95%); F&amp;T/ Steam Drip Traps (~95%); Unit Heater/Cabinet Heaters; Gas Service (except for Kitchen and Science Rooms); Sump Pumps (4 of 6); DX Split Systems for Custodian Offices (2 of 3); MDF Room - Dedicated A/C Equipment (DX Split System); Swimming Pool - Heater; Gas Fired Domestic Water Heater and Domestic Hot Water Remote Storage Tank (1 of 3) for Pool Shower Rooms</td>
<td></td>
</tr>
</tbody>
</table>

**Are there fuel tanks?**

No

**Total # of water main service entries to the asset**

4

**MERs/Fan Rooms Locations**

- Basement - North and South MERs, MER B19, MER B07A, Pool Mechanical Area, Boiler Room Mechanical Area; Fan Room Above Auditorium; Main Roof - PH North MER, PH South Fan Room
- Science Labs 201, 406; Science Demo Room 521
- Boiler Room - Paint Room (painted, 2)

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

Science Labs 201, 406; Science Demo Room 521

**Are there any Painted/Obstructed Sprinkler Heads?**

Boiler Room - Paint Room (painted, 2)

**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</th>
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<tbody>
<tr>
<td>Yes</td>
<td></td>
<td>Defective Kitchen Gas System</td>
<td>Gas System</td>
<td>Kitchen</td>
<td>Donovan Mcfarlane</td>
<td>Fireman</td>
<td><img src="image" alt="Image" /></td>
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### Inspection

**Question**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td><strong>AIR CONDITIONING</strong></td>
<td></td>
</tr>
<tr>
<td>Chilled Water System</td>
<td>Inspected</td>
</tr>
<tr>
<td>Condenser Water Distribution: Piping, Pumps and Auxiliaries</td>
<td>Inspected</td>
</tr>
<tr>
<td>Cooling Coil in Ductwork</td>
<td>Inspected</td>
</tr>
<tr>
<td>Cooling Tower</td>
<td>Inspected</td>
</tr>
<tr>
<td>Dry Cooler</td>
<td>Inspected</td>
</tr>
<tr>
<td>DX Split System</td>
<td>Inspected</td>
</tr>
</tbody>
</table>
### AIR CONDITIONING

**DX Split System**
- **Indoor Unit**
  - Condition: 1 - Good
  - Deficiency: No deficiencies recorded
- **Outdoor Unit**
  - Condition: 1 - Good
  - Deficiency: No deficiencies recorded

**Packaged / Rooftop Unit**
- Does not exist

**Packaged Terminal A/C**
- Refrigerant Piping
  - Condition: 1 - Good
  - Deficiency: No deficiencies recorded

**Return Fan**
- Does not exist

**CENTRAL ACID WASTE NEUTRALIZING TANK**
- Does not exist

**CLIMATE CONTROL SYSTEM**
- Inspected
- **BMS**
  - Instance: Throughout
  - Condition: 1 - Good
  - Quantity: 1
  - Building Area Covered by Operational System: 81-100%
  - Installation Year: 2018
  - Source of Installation Year: Custodial Staff
  - Deficiency: DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
    - Location/Instance: 3rd Floor - Exit 7
    - Quantity: 1
    - Quantity Uom: EACH
    - Potential Action: MAINTENANCE
    - Urgency of Action: PRIORITY 3
    - Purpose of Action: LEVEL 2
    - Violations: No violations recorded

**Electric System**
- Does not exist

**Hybrid System**
- Does not exist

**Pneumatic System**
- Does not exist

**COMPACTOR**
- Does not exist

**CONVEYING**
- Inspected
- **Ash Hoist**
- Does not exist

**Dumbwaiter**
- Does not exist

**Elevator**
- Inspected
  - 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**
- Inspected
  - Condition: 4 - Between Fair and Poor
  - Are all the existing sidewalk elevators operable? No
  - Deficiency: No deficiencies recorded

**DOMESTIC WATER SYSTEM**
- Inspected

**Domestic Cold Water System**
- Inspected

**Gravity System**
- Inspected

**Roof Tank**
- Inspected
# Mechanical Inspection

## DOMESTIC WATER SYSTEM

### Domestic Cold Water System

**Gravity System**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof Tank</strong></td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>NOT IN USE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>PH North MER, PH South Fan Room</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>NO ACTION</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 1</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>LEVEL 1</td>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
</tbody>
</table>

**Supply Pump**

- Does not exist

**Pressure Booster System**

- Inspected

**Electric Pressure Booster System**

- Does not exist

**Hydraulic/Pneumatic Booster System**

- Inspected

**Domestic Cold Water Tank**

- Inspected

**Pressure Booster Pump**

- Inspected

**Water Pressure Booster - Compressor**

- Inspected

**Water Service**

- Inspected

- Basement - Sprinkler Room B09, Boiler Room Mechanical Area, Pool Mechanical Area, Crawlspace by East 172 Street

**Domestic Hot Water System**

**Domestic Hot Water Remote Storage Tank**

- Inspected

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

**Domestic Water Heat Exchanger**

- Does not exist

**Electric Domestic Water Heater**

- Inspected

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Condition</td>
<td>1- Good</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
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</table>

**Gas Fired Domestic Water Heater**

- Inspected

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Instance</td>
<td>Boiler Room - Water Heater Room</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>
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## DOMESTIC WATER SYSTEM

### Gas Fired Domestic Water Heater

<table>
<thead>
<tr>
<th>Question</th>
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<tbody>
<tr>
<td>Manufacturer</td>
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<tr>
<td>EquipmentId</td>
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</tr>
<tr>
<td>Capacity/Size Quantity</td>
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<tr>
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<td>MBH Input</td>
</tr>
<tr>
<td>Capacity/Size 2 Quantity</td>
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<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>Custodial Staff</td>
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<tr>
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<tr>
<td>Instance</td>
<td>Boiler Room Mechanical Area</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 Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>Laars</td>
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<tr>
<td>EquipmentId</td>
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<tr>
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<td>Inspector Estimate</td>
</tr>
<tr>
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<tr>
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### Oil Fired Domestic Water Heater

<table>
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<tbody>
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<td>Manufacturer</td>
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### Domestic Water Distribution Piping

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

### Interior Storm Piping

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### Sewage Ejector Pump

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</thead>
<tbody>
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### Sewage/Waste/Vent Piping

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<tbody>
<tr>
<td>Condition</td>
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<tr>
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<tr>
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<tr>
<td>Deficiency Quantity</td>
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<tr>
<td>Quantity Uom</td>
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</tr>
<tr>
<td>Potential Action</td>
<td>REPLACE</td>
</tr>
<tr>
<td>Urgency of 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>
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<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Condition</td>
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</tr>
<tr>
<td>Deficiency</td>
<td>SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS</td>
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<td>L.F.</td>
</tr>
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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>
</tr>
<tr>
<td>Violations</td>
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## Mechanical Inspection

### DRAIN/WASTE/VENT AND STORM SYSTEM

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td><strong>Sump Pump</strong></td>
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</tr>
<tr>
<td>Condition</td>
<td>1 - Good</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

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

- Does not exist

### Enclosed IDF Room

- Instance on Library - Room 108A; Rooms 309C, 409C, 413C; Inspected

### Dedicated A/C Equipment

- Instance on Library - Room 108A; Rooms 309C, 409C, 413C; Inspected

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Condition</td>
<td>4 - Between Fair and Poor</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DOES NOT EXIST</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Library - Room 108A; Rooms 309C, 409C, 413C</td>
</tr>
<tr>
<td>Deficiency Quantity</td>
<td>4</td>
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<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>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
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</tbody>
</table>

### FIXTURES

- Inspected

### Staff And Other

- Inspected

### Janitor Sink

- Condition 3 - Fair

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
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<tbody>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boiler 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>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>
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<tr>
<td>Violations</td>
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### Lavatory/Sink

- Inspected

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

### Toilet

- Inspected

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition</td>
<td>1 - Good</td>
</tr>
<tr>
<td>Deficiency</td>
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### Urinal

- Inspected

<table>
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<tr>
<th>Question</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Condition</td>
<td>1 - Good</td>
</tr>
<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
</tbody>
</table>

### Student

- Inspected

### Drinking Fountain

- Inspected

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

### Lavatory/Sink

- Inspected

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition</td>
<td>2 - Between Good and Fair</td>
</tr>
<tr>
<td>Deficiency</td>
<td>DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE, ETC.)</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Boy's Toilet Room 201L, Student's Cafeteria</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>
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</table>
### Fixtures

**Student**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lavatory/Sink</strong></td>
<td></td>
</tr>
<tr>
<td>Violations</td>
<td>No violations recorded</td>
</tr>
<tr>
<td><strong>Locker Room Shower</strong></td>
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</tr>
<tr>
<td>Instance on 1st Floor Pool - Boys</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</td>
<td>2- Between Good and Fair</td>
</tr>
<tr>
<td>Instance Quantity</td>
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</tr>
<tr>
<td>Instance Quantity Uom</td>
<td>EACH</td>
</tr>
<tr>
<td>Alternative Use</td>
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<tr>
<td>Deficiency</td>
<td>No deficiencies recorded</td>
</tr>
<tr>
<td>Instance on 1st Floor Pool - Girls</td>
<td>Inspected</td>
</tr>
<tr>
<td>Instance Condition</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>Alternative Use</td>
<td>No</td>
</tr>
<tr>
<td>Deficiency</td>
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**Sink and Fountain Combo Unit**

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilet</td>
<td>Does not exist</td>
</tr>
<tr>
<td>Inspected</td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>1- Good</td>
</tr>
<tr>
<td>Deficiency</td>
<td>CRACKED/PHYSICAL DAMAGE</td>
</tr>
<tr>
<td>Deficiency Location/Instance</td>
<td>Girl's Toilet Room 305L</td>
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<td>Quantity Uom</td>
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<tr>
<td>Potential Action</td>
<td>REPLACE</td>
</tr>
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<td>PRIORITY 3</td>
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<td>Purpose of Action</td>
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**Urinal**

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### Gas Fired Furnace

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### Gas Service

**CO/Gas Leak Detection**

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**Gas Distribution Piping**

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**Gas Meter Room Exhaust Fan**

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**Gas Meter Room Vent**

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**Gas Pressure Booster**

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### Heating

**Heating Coil In Ductwork**

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<td>Condition</td>
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<td>Deficiency</td>
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### HEATING

**Question**

#### Heating Coil In Ductwork

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<td>Purpose of Action</td>
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**Hydronic Heating**

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**Radiator/Convector/Fin Tube**

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**Deficiency**

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**Steam Heating**

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**F&T/Steam Drip Trap**

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**MER Steam and Condensate Piping**

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<table>
<thead>
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<th>L.F.</th>
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**Deficiency**

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**Steam Condensate Return Piping**

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**Steam Condensate Return Pumping System**

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### Steam Piping

<table>
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**Deficiency**

<table>
<thead>
<tr>
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<th>Corridor by Rooms B11, B19, B38; Girl's Toilet Room 101T</th>
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<tbody>
<tr>
<td>Quantity Uom</td>
<td>L.F.</td>
</tr>
<tr>
<td>Purpose of Action</td>
<td>REPLACE</td>
</tr>
<tr>
<td>Urgency of Action</td>
<td>PRIORITY 3</td>
</tr>
<tr>
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# Mechanical Inspection

## Building Condition Assessment Survey 2019-2020

### HEATING

#### Steam Heating

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#### Steam supplied by External Sources

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### HEATING PLANT

<table>
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<tr>
<td><strong>Replacement Quantity</strong></td>
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<tr>
<td><strong>Replacement Uom</strong></td>
<td>MBH NET</td>
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<tr>
<td><strong>Instance on Basement</strong></td>
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<tr>
<td><strong>Burner Type</strong></td>
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#### Boiler Auxiliaries

<table>
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#### Boiler Auxiliary Piping

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<tr>
<td>Instance Condition</td>
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<td><strong>Quantity Uom</strong></td>
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<td><strong>Potential Action</strong></td>
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<td>PRIORITY 3</td>
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#### Boiler Emergency Stop Switch

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#### Boiler Feedwater System

<table>
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<tbody>
<tr>
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<tr>
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#### Boiler Feedwater Treatment(Automatic)

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#### Boiler Flue Exhaust

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#### Boiler Make-up Water Backflow Preventer

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<td>Instance Condition</td>
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#### Boiler Room Steam And Condensate Piping

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#### Boiler Safety Valve

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<tbody>
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<tr>
<td>Boiler Auxiliaries</td>
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<tr>
<td>Boiler Safety Valve</td>
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<tr>
<td>Boiler System</td>
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<td>Coal-fired Boiler</td>
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<tr>
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<td>Instance Boiler Room</td>
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<tr>
<td></td>
<td>Instance Condition 1- Good</td>
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<tr>
<td></td>
<td>Instance Quantity 6,334</td>
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<tr>
<td></td>
<td>Instance Quantity Uom MBH NET</td>
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<td>Instance Boiler Room</td>
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<tr>
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<td>Instance Condition 1- Good</td>
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<td>Instance Quantity 6,334</td>
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<td>Instance Boiler Room</td>
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<td>Manufacturer Burnham</td>
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### Mechanical Inspection

#### Building Condition Assessment Survey 2019-2020

#### HEATING PLANT

**Boiler System**

<table>
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<tr>
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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**

<table>
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<th>Response</th>
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<tbody>
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<td>Instance Condition</td>
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### KITCHEN

**CO Detector**

<table>
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<tbody>
<tr>
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<td>Instance Condition</td>
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**Gas System**

<table>
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<tbody>
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<td>Instance on 5th Floor</td>
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**Grease Trap**

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**Hood**

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**Hood Exhaust Ductwork**

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Mobile Validity Version 2.0 (P)
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### Mechanical Inspection

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### NYC Department of Education

**Building Condition Assessment Survey 2019-2020**

#### Mechanical Inspection

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<td><strong>Piping</strong></td>
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<tr>
<td>Instance Condition</td>
<td>3- Fair</td>
</tr>
<tr>
<td>Deficiency</td>
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<tr>
<td>Instance Condition</td>
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<tr>
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<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>
</tr>
<tr>
<td>Violations</td>
<td>No deficiencies recorded</td>
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<tr>
<td>Condition</td>
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<td>MERs, Fan Rooms</td>
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<td>LEVEL 2</td>
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