

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Mechanical Inspection

M040

Asset: P.S. 40 - MANHATTAN, 319 EAST 19 STREET, MANHATTAN, NY, 10003

Inspection Id	Inspection Type	Time In	Last Edited
1400	MECHANICAL	2023-11-30 09:16AM	2024-01-08 10:53AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Climate Control System - BMS Years: 2021 Systems: Terminal Unit Thermostatic Traps (~80%); F&T/Steam Drip Traps (~75%) Years: 2020 Systems: Electric Pressure Booster System: Pre-Charged Tank Years: 2019 Systems: Fixtures - Toilets, Lavatory/Sinks, Urinals Years: 2017 Systems: Sump Pumps; MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment (DX Split System) Years: 2014 Systems: Domestic Hot Water System; Climate Control System - Pneumatic System: Temperature Control Thermostats Years: 2013
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Original Building - Basement MER; Penthouse Fan Room; Building Addition - Basement MER; Penthouse Fan Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Original Building - Roof
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-22

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Deficiency	No deficiencies recorded
Instance	Original Building - Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	N/A
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation Year	Inspector Estimate
Source of Heating	N/A
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Original Building - 5th Floor
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2023
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Pneumatic System	Inspected
Instance	Throughout except 1st Floor Gymnasium, Auditorium and 5th Floor
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 126
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Corridor near Room 324
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency Location/Instance	Corridor near Room 324
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Does not exist
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Inspected
Condition	3- Fair
Are all the existing ash hoists operable?	Yes
Deficiency	No deficiencies recorded
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	Inspected
Instance	Original Building Basement MER
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	15
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2011
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	NOT IN USE

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Pressure Booster Pump	
Deficiency Location/Instance	Original Building - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Domestic Cold Water Tank	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	NOT IN USE
Deficiency Quantity	Original Building - Basement MER
Quantity Uom	1
Potential Action	EACH
Urgency of Action	NO ACTION
Purpose of Action	PRIORITY 1
Violations	LEVEL 1
Violations	No violations recorded
Water Service	
Instance	Inspected
Instance Condition	Original Building - Basement MER; Building Addition - Basement MER
Instance Quantity	3- Fair
Instance Quantity Uom	2
Deficiency	EACH
Deficiency Location/Instance	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Quantity	Original Building - Basement MER; Building Addition - Basement MER
Quantity Uom	2
Potential Action	EACH
Urgency of Action	INSTALL
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	
Condition	Inspected
Domestic Hot Water Remote Storage Tank	
Condition	Does not exist
Domestic Water Heat Exchanger	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	Flange Leaks
Deficiency Quantity	Original Building - Basement MER
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER (2 of 3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Water Heat Exchanger	
Purpose of Action	LEVEL 1
Violations	No violations recorded
Electric Domestic Water Heater	
	Does not exist
Gas Fired Domestic Water Heater	
	Does not exist
Oil Fired Domestic Water Heater	
	Does not exist
Heat Pump Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
	3- Fair
Deficiency	
Deficiency Location/Instance	DEFECTIVE/LEAKS
Deficiency Quantity	Original Building - Basement MER
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Deficiency	
Deficiency Location/Instance	DAMAGED/MISSING INSULATION
Deficiency Quantity	Basement
Quantity Uom	150
Potential Action	L.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
Condition	Inspected
	3- Fair
Deficiency	
	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
	3- Fair
Deficiency	
Deficiency Location/Instance	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Quantity	Crawlspaces, Basement
Quantity Uom	80
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
	2- Between Good and Fair
Deficiency	
	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
	3- Fair
Deficiency	
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
	1- Good
Deficiency	
	No deficiencies recorded
Toilet	
	Inspected

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Question	Response
FIXTURES	
Staff And Other	
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 215
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	3rd Floor Corridor between Original Building and Building Addition
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
Does not exist	
Sink And Fountain Combo Unit	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Does not exist	
GAS SERVICE	
Inspected	
Gas Distribution Piping	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Does not exist	
Gas Meter Room Vent	
Does not exist	
Gas Pressure Booster	
Does not exist	
CO/Gas Leak Detection	
Does not exist	
HEATING	
Inspected	
Heating Coil In Ductwork	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Does not exist	
Radiator/Convactor/Fin Tube	
Inspected	

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:MISSING GUARD/SHIELD
Deficiency Location/Instance	Rooms 218, 219
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	Exit 7, Corridor near Room 116
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Building Addition - Basement MER; Stair "H/3"
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Steam Heating	
Steam Piping	
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Coal
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Basement	Does not exist
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	Farrar & Trefts, Inc
EquipmentId	N/A
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1929
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	Farrar & Trefts, Inc
EquipmentId	7216-3
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1929

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Question	Response
HEATING PLANT	
Boiler System	
Coal-fired Boiler	
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	0
Instance Quantity Uom	MBH NET
Manufacturer	Farrar & Trefts, Inc
EquipmentId	7216-4
Capacity/Size Quantity	0
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1929
Source of Installation Year	Documented
Deficiency	NOT IN USE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Does not exist
Fuel System	
Instance on Basement	Does not exist
Enclosed IDF Room	
Instance on Original Building - Room 327	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 327	Inspected
Instance Condition	2- Between Good and 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	Does not exist
Hood	
Instance on 1st Floor	Inspected

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Question	Response
KITCHEN	
Hood	
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	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 507 (above ceiling)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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 Building Addition - Room 217	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room 217	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Building Addition - Room 217
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Inspected	
Instance on Rooms 500, 501	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms 500, 501	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Rooms 500, 501	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Rooms 500, 501	Does not exist
Eye Wash	

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Question	Response
SCIENCE LAB	
Eye Wash	
Instance on Rooms 500, 501	Does not exist
Hood Exhaust Ductwork	
Instance on Rooms 500, 501	Does not exist
Hood Exhaust Fan	
Instance on Rooms 500, 501	Does not exist
Fixed Laboratory Hood	
Instance on Rooms 500, 501	Does not exist
Laboratory Sink	
Instance on Rooms 500, 501	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 500, 501
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Make-up Air Unit	
Instance on Rooms 500, 501	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Metal Ductwork	Inspected

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Question	Response
VENTILATION	
Metal Ductwork	
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Building Addition - Basement MER
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Auditorium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Does not exist
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded