

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

Mechanical Inspection

R052

Asset: P.S. 52 - STATEN ISLAND, 450 BUEL AVENUE, STATEN ISLAND, NY, 10305

Inspection Id	Inspection Type	Time In	Last Edited
3726	MECHANICAL	2024-03-06 09:03AM	2024-04-23 05:10PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	<p>Systems: Domestic Hot Water Remote Storage Tank Years: 2024</p> <p>Systems: Boiler Feedwater Treatment (Automatic) Years: 2023</p> <p>Systems: Fixtures - Staff: Lavatory/Sinks (~90%); Toilets, Urinals; Kitchen - Gas System Years: 2022</p> <p>Systems: CO/Gas Leak Detection (1 of 2); Fixtures - Student: Toilets (~80%), Lavatory/Sinks (~80%), Urinals, Drinking Fountains (~60%) Years: 2020</p> <p>Systems: DX Split System for Cafeteria (1 of 9) Years: 2019</p> <p>Systems: Heating Plant; Sump Pumps; Sewage Ejector Pumps; Gas Fired Domestic Water Heater; Heating And Ventilating Unit for Auditorium; DX Split System for Gymnasium (1 of 9); Return Fan; Steam Condensate Return Pumping System; Water Service (2 of 3); F&T/Steam Drip Traps; Wet Sprinkler Alarm Valve Assembly; CO/Gas Leak Detection (1 of 2); Gas Distribution Piping (~70%); MER Steam and Condensate Piping Years: 2017</p> <p>Systems: Original Building Climate Control System - BMS except pneumatic sub-components (1 of 2); DX Split Systems for Auditorium (7 of 9) Years: 2015</p> <p>Systems: Terminal Unit Thermostatic Traps; Kitchen - Grease Traps Years: 2014</p> <p>Systems: Climate Control System for Original Building: Air Compressor, Refrigerated Air Dryers, Pneumatic PRV Station Years: 2013</p>
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms 025, 026, 121 (painted, 5); Corridor near Room 162B (obstructed, 1)
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

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Question	Response
AIR CONDITIONING	
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Building Addition - Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-52-1
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	UP TO 20 TONS:DEFECTIVE CONTROLS
Deficiency Location/Instance	Building Addition - Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Building Addition - Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-52-2
Capacity/Size Quantity	15
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2005
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	UP TO 20 TONS:DEFECTIVE CONDENSER FAN
Deficiency Location/Instance	Building Addition - Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Building Addition - Roof
Instance Condition	3- Fair
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity Uom	EACH
Manufacturer	Trane
EquipmentId	RTU-52-3
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Source of Heating	Gas
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Original Building - Throughout except Gymnasium (WPT System)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2015
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Room 227
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	Room 327
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Building Addition - Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2005
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	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	Does not exist
Water Service	Inspected
Instance	Basement MER - Crawlspace; Water Service Room 004
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Sprinkler Room 150
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	Hot Water Heater
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room, Basement MER - Crawlspace
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room, Basement MER
Deficiency Quantity	160
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Custodian's Locker Room - Toilet Room; Basement Janitor Closet
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room - Crawlspace; Room 026 - Crawlspace
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room near Gas Fired Domestic Water Heater; Toilet Room
Deficiency Quantity	317
Quantity Uom	30
Potential Action	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist

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Question	Response
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
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	1- Good
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	Inspected
Instance	Boiler Room, Basement - Crawlspace, Custodian Workshop, Boiler Room, Corridor; 1st and 2nd Floor Corridors (CO Leak Detection)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2020
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Radiator/Convactor/Fin Tube	
Condition	Does not exist
Deficiency	Inspected
Deficiency	3- Fair
Deficiency	FIN TUBE:DEFECTIVE
Deficiency Location/Instance	Custodian's Locker Room; Exits 9, 10
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Basement MER
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Room 208
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Inspected	

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Lobby
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Webster
Burner Model	JB3G-50-LMV37-S-M.30VGD-UL-IRI
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,526
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	202879-01
Capacity/Size Quantity	5830
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,526
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	202879-02
Capacity/Size Quantity	5830
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	1- Good
Type	Automatic

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Question	Response
HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Building Addition - Room 162B	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room 162B	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Building Addition - Room 162B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on 1st Foor	Inspected
CO Detector	
Instance on 1st Foor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Foor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Foor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Foor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Foor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Foor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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 Original Building - Room 216	Inspected
Dedicated A/C Equipment	
Instance on Original Building - Room 216	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	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	
Condition	1- Good
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 025, 026, 121 (painted, 5); Corridor near Room 162B (obstructed, 1)
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Yes
Exhaust Fan	
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Original Building - Roof / HE-13H, HE-15H, HE-18H
Deficiency Quantity	3

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Question	Response
VENTILATION	
Exhaust Fan	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	1- Good
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	No
Deficiency	No
Supply Fan	
Condition	Does not exist
Unit Ventilator	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE FRESH AIR INTAKE
Deficiency Quantity	Room 104
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded