

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

**Mechanical Inspection**

**X075**


Asset: P.S. 75 - BRONX, 984 FAILE STREET, BRONX, NY, 10459

Inspection Id	Inspection Type	Time In	Last Edited
5179	MECHANICAL	2024-05-06 09:12AM	2024-05-17 12:14PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DX Split Systems Years: 2021 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps (~50%); Electric Domestic Water Heater (1 of 2) Years: 2020 Systems: Terminal Unit Thermostatic Traps (~50%); Electric Domestic Water Heater for Kitchen (1 of 2) Years: 2019
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
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	3
MERs/Fan Rooms Locations	Basement - North and South Mechanical Areas, Pump Room; Bulkhead Fan Rooms near Stair "D" and Stair "E"; Penthouse Tank Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement North Mechanical Area - Storage Room; Boiler Room Paint Room (painted, 6)
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
Yes	Defective Kitchen Gas System	Defective Master Gas Control Valve	Gas System	Kitchen Storage Room	Johan Almonte	Fireman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	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
<b>DX Split System</b>	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not exist
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Leak Detection System</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Refrigerant Piping</b>	
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not exist
<b>Pneumatic System</b>	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Rooms 301, 302, 403, 455 and other locations
Deficiency Quantity	200
Quantity Uom	L.F.
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	3rd floor Gymnasium
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Inspected
<b>Supply Pump</b>	Does not exist
<b>Roof Tank</b>	Inaccessible
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	Basement - Boiler Room, Custodian Shower Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Boiler Room, Custodian Shower Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement - Closet under Stair "D"

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Water Service</b>	
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:DETERIORATED
Deficiency Location/Instance	Basement - Closet under Stair "D"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Closet under Stair "D"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement - North Mechanical area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Electric Domestic Water Heater</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Precision
EquipmentId	N/A
Capacity/Size Quantity	800
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	425
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH

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<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Oil Fired Domestic Water Heater</b>	
	Does not exist
<b>Heat Pump Domestic Water Heater</b>	
	Does not exist
<b>Domestic Water Distribution Piping</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
	Does not exist
<b>Sump Pump</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
	Does not exist
<b>FIXTURES</b>	
	Inspected
<b>Staff And Other</b>	
	Inspected
<b>Janitor Sink</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Student</b>	
	Inspected
<b>Drinking Fountain</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Corridor near Room 412, 312
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Girl's Toilet Room 355
Deficiency Quantity	1

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>Gas Distribution Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	18000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	Inspected
Instance	Basement - Boiler Room, Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2000
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	
Deficiency Location/Instance	Basement South Mechanical Area @ Auditorium blower #3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE
Deficiency Location/Instance	Rooms 317, 318
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	AUXILIARY (VALVE, VENT):DEFECTIVE
Deficiency Location/Instance	Main lobby, 1st and 2nd Floor Staff Toilet Rooms and other locations
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Basement - North Mechanical area
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
<b>HEATING</b>	
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping? Observed Operational?	Yes No
Burner Manufacturer	Gordon Piatt
Burner Model	F12.1-GO-50
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BOILER FEEDWATER PIPING
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Make-up Water Backflow Preventer</b>	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	7507-1
Capacity/Size Quantity	4548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	7507-2
Capacity/Size Quantity	4548
Capacity/Size UOM	MBH Net



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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	Does not exist
<b>KITCHEN</b>	
Instance on Ground Floor	Inspected
<b>CO Detector</b>	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Ground Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE MASTER GAS CONTROL VALVE
Deficiency Location/Instance	Kitchen Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Grease Trap</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Ground Floor	Inspected

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Question	Response
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on Ground Floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on Ground Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF86327
<b>MDF Room</b>	
Instance on Room 206A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 206A	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	
	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	
	Does not exist
<b>Fire Booster Pump Assembly</b>	
	Does not exist
<b>Roof Tank</b>	
	Does not exist
<b>Siamese Connection</b>	
	Does not exist
<b>Sprinkler Head</b>	
Condition	Inspected
	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement North Mechanical Area - Storage Room; Boiler Room Paint Room (painted, 6)
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
Condition	Inspected
	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	
	Does not exist
<b>Water Gong</b>	
	Does not exist
<b>SWIMMING POOL</b>	
	Does not exist

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Question	Response
<b>VENTILATION</b>	Inspected
Is the building Mechanically ventilated?	Partial
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	Yes
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement - North Mechanical Area @ Gym Exhaust Fan
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded