

**NYC Department of Education  
Building Condition Assessment Survey 2008-2009**

**Mechanical Inspection**

**M271**

School: P.S./I.S. 217 - MANHATTAN, 645 MAIN STREET, MANHATTAN, NY, 10044

InspectionId	Inspection Type	Time In	Last Edited
49551	MECHANICAL	2008-11-04 08:09AM	2009-06-26 01:20PM

**Asset Data**

Question	Answer
Heating Plant Oil Number	N/A
Have any Systems/Major Building Components been upgraded?	Systems: D X A/C Split Unit Years: 2006

**Priority Condition**

Condition Description	Component Affected	Location Description	Person(s) Notified
Defective threads on Standpipe Outlet	Sprinkler Standpipe	Front of the Bldg	Jeffrey Atkinson

**Inspection**

Question	Response
<b>MECHANICAL</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Inspected
<b>Absorption Chiller</b>	Does not exist
<b>Air Cooled Chiller</b>	Does not exist
<b>Air Cooled Condenser</b>	Does not exist
<b>Air Separator</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Backflow Preventer</b>	Does not exist
<b>Central Station Air Handler</b>	Inspected
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mc Quay
EquipmentId	N/A
Capacity/Size	15HP(Fan Motor HP)
Installation Year	1992
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mc Quay
EquipmentId	N/A
Capacity/Size	20HP(Fan Motor HP)
Installation Year	1992
Deficiency	No deficiencies recorded
Instance	Room#250
Instance Condition	2- Between Good and Fair
Instance Quantity	4
Instance Quantity Uom	EACH
Manufacturer	Mc Quay
EquipmentId	AC-3 ,AC-4 ,AC-5 ,AC-6
Capacity/Size	N/A
Installation Year	1992
Deficiency	No deficiencies recorded
<b>Chilled Water Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Chilled Water System</b>	
<b>Chilled Water Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Chiller Emergency Stop Switch</b>	Does not exist
<b>Cold Water Piping (A/C Make-up)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Expansion Tank</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fan Coil Unit</b>	Does not exist
<b>Packaged Air Cooled Chiller</b>	Does not exist
<b>Water Cooled Chiller</b>	Inspected
Instance	Room #139
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mc Quay
EquipmentId	N/A
Capacity/Size	350 tons
Installation Year	1992
Deficiency	No deficiencies recorded
<b>Condenser Water Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Condenser Water Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Cooling Coils in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Inspected
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	BALTIMORE AIR COIL CO.
EquipmentId	N/A
Capacity/Size	350 Tons
Installation Year	1992
Deficiency	No deficiencies recorded
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Packaged / Rooftop Unit</b>	Does not exist
<b>Packaged Terminal A/C</b>	Does not exist
<b>Refrigerant Piping</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Inspected
Condition	2- Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>Return Fan</b>	
Deficiency	No deficiencies recorded
<b>Window Type A/C</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Room #404 / 1of 2
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Damper Actuator</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	THROUGHOUT
Quantity Uom	15
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
<b>DDC Computer</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Local Control Panel</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Pneumatic PRV Station</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Pneumatic Tubing</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Refrigerated Air Dryer</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Temperature Control Air Compressor</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Temperature Control Thermostat</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Temperature Control Zone Valve</b>	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
<b>Terminal Unit Thermostatic Valve</b>	
	Does not exist
<b>COMPACTOR</b>	
	Does not exist
<b>CONVEYING</b>	
<b>Dumbwaiters</b>	
	Does not exist

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<b>Question</b>	<b>Response</b>
<b>CONVEYING</b>	
<b>Elevators</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Escalators</b>	Does not exist
<b>Non-auditorium Handicap Lift</b>	Does not exist
<b>Sidewalk / Ash Hoist</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Room #B13
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	SyncroFlo
EquipmentId	N/A
Capacity/Size	N/A
Installation Year	1992
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
<b>Service Piping (Water Main)</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Water Main - Double Check Valve</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Water Main - RPZ</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Circulating Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Room# 250
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	300,000BTU/H /125GAL.
Installation Year	1992
Deficiency	No deficiencies recorded
Instance	Room#250
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Capacity/Size	800,000BTU/H /500GAL.
Installation Year	1992
Deficiency	DETERIORATED UNIT
Deficiency Location/Instance	Room#250
Deficiency Quantity	1
Quantity Uom	EACH
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>Domestic Water Distribution Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>House Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Interior Floor Drain</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Interior Storm Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage / Waste Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Vent Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
<b>Dual Temperature Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dual Temperature Pump</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Dual Temperature Terminal Fan Coil Unit</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>EMERGENCY GENERATOR</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>FIXTURES</b>	
<b>Staff And Other</b>	Inspected
<b>Boiler Room - Eye Wash</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Janitor Sink</b>	Does not exist
<b>Lavatory/Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not exist
<b>Student</b>	
<b>Drinking Fountain</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Inspected
Condition	3- Fair
Alternative Use	No
Deficiency	No deficiencies recorded
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2- Between Good and 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>	
<b>Gas Distribution Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	Does not exist
<b>HEATING</b>	
<b>Baseboard/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Heating Coils In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Inspected
<b>Air Separator</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Expansion Tank</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Heat Exchanger</b>	Does not exist
<b>Hydronic Hot Water Circulating Pump</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Hydronic Heating</b>	
<b>Hydronic Hot Water Circulating Pump</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hydronic Hot Water Piping</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Radiator / Convectector</b>	Does not exist
<b>Steam Heating</b>	Does not exist
<b>STEAM SUPPLIED BY EXTERNAL SOURCES</b>	
<b>Terminal Fan Coil Unit</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE CONTROL/SWITCH
Deficiency Location/Instance	4th fl / Electric Heaters
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Uom	4,984
Replacement Uom	MBH
<b>Boiler Auxiliaries</b>	Inspected
<b>Boiler Blowdown/Piping System</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Breeching</b>	Does not exist
<b>Boiler Damper (In Breeching)</b>	Does not exist
<b>Boiler Emergency Stop Switch</b>	Does not exist
<b>Boiler Feedwater System</b>	Does not exist
<b>Boiler Feedwater Treatment(Automatic)</b>	Does not exist
<b>Boiler Gas Burner</b>	Does not exist
<b>Boiler Gas/Oil Burner</b>	Does not exist
<b>Boiler Header Valve</b>	Does not exist
<b>Boiler Make-up Water Backflow Preventer</b>	Inspected
<b>Double Check Valves</b>	
<b>RPZ</b>	Does not exist
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Piping</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Oil Burner</b>	Does not exist
<b>Boiler Room Steam And Condensate Piping</b>	Does not exist
<b>Boiler Safety Valve</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner Control Panel</b>	Does not exist
<b>Boiler System</b>	Inspected
<b>Coal-fired Boiler</b>	Does not exist
<b>Hot Water Boiler</b>	Inspected
Instance	ROOM #250

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Instance Condition	2- Between Good and Fair
Instance Quantity	2,492
Instance Quantity Uom	MBH
Manufacturer	PRESICION PARTS CORP.
EquipmentId	BOILER #1
Capacity/Size	2866MBH(GROSS)
Installation Year	1992
Deficiency	No deficiencies recorded
Instance	ROOM #250 / Electric HOT WATER Boiler
Instance Condition	2- Between Good and Fair
Instance Quantity	2,492
Instance Quantity Uom	MBH
Manufacturer	PRESICION PARTS CORP.
EquipmentId	BOILER #2
Capacity/Size	2866MBH(GROSS)
Installation Year	1992
Deficiency	No deficiencies recorded
<b>Modular Boiler</b>	Does not exist
<b>Steam Boiler</b>	Does not exist
<b>Fuel Systems</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance	1stFL
<b>CO Detector</b>	
Instance on 1stFL	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detector</b>	
Instance on 1stFL	Does not exist
<b>Gas System</b>	
Instance on 1stFL	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	
Instance on 1stFL	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	
Instance on 1stFL	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1stFL	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1stFL	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1stFL	Inspected
Instance	1st fl inside the Kitchen
Instance Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Hood Fire Suppression System</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	kidde FenWal
EquipmentId	N/A
Capacity/Size	3GAL.
Installation Year	1992
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	
Instance on 1stFL	Does not exist
<b>Kitchen Sink</b>	
Instance on 1stFL	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Inspected
Instance	Room #308, 313
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room #308, 313	Does not exist
<b>CO Detector</b>	
Instance on Room #308, 313	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detector</b>	
Instance on Room #308, 313	Does not exist
<b>Emergency Shower</b>	
Instance on Room #308, 313	Does not exist
<b>Eye Wash</b>	
Instance on Room #308, 313	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room #308, 313	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room #308, 313	Does not exist
<b>Laboratory Hood</b>	
Instance on Room #308, 313	Does not exist
<b>Laboratory Sink</b>	
Instance on Room #308, 313	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room #308, 313	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance	Room#309
Alternative Use	No
<b>Acid Waste Neutralizing Tank</b>	
Instance on Room#309	Does not exist
<b>Emergency Shower</b>	
Instance on Room#309	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	
<b>Eye Wash</b>	
Instance on Room#309	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on Room#309	Does not exist
<b>Hood Exhaust Fan</b>	
Instance on Room#309	Does not exist
<b>Laboratory Hood</b>	
Instance on Room#309	Does not exist
<b>Laboratory Sink</b>	
Instance on Room#309	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	
Instance on Room#309	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
	Inspected
<b>Deluge Valve</b>	Does not exist
<b>Fire Booster Pump Assembly</b>	Does not exist
<b>Roof Tank</b>	Does not exist
<b>Siamese Connection</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Alarm Valve Assembly</b>	Does not exist
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Front of the building / Defective Front of the Bldg /defective Threads in the Standpipe outlet
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	A43939
<b>Piping</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not exist
<b>SWIMMING POOL</b>	
	Does not exist
<b>VENTILATION</b>	
	Inspected
<b>Duct- Register / Diffuser</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>VENTILATION</b>	
<b>Fire / Smoke Damper</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist