

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

**Mechanical Inspection**

**M075**

**Asset:** P.S. 75 - MANHATTAN, 735 WEST END AVENUE, MANHATTAN, NY, 10025

Inspection Id	Inspection Type	Time In	Last Edited
1193	MECHANICAL	2023-11-22 09:22AM	2023-12-21 01:22PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water Service Years: 2022 Systems: Heating Plant; Gas Fired Domestic Water Heater; Domestic Hot Water Remote Storage Tank, Steam Condensate Return Pumping System; Sump Pumps; Gas Service; Climate Control System - Pneumatic System; Unit Heater/Cabinet Heaters Years: 2018 Systems: Student Fixtures - Toilets, Urinals, Lavatory/Sinks (~70%); MDF Room Dedicated A/C Equipment (DX Split System) Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	4
MERs/Fan Rooms Locations	MER C39, Fan Room 313, Boys Locker Room - MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Library, Rooms C30, C37, 221, 222, 222A (painted, 19)
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
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not exist
<b>Cooling Coil in Ductwork</b>	Does not exist
<b>Cooling Tower</b>	Does not exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	UP TO 5 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Yoga Room G1A (1 of 6)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Teachers Lounge G1B, Music Room G1C (4 of 6)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>AIR CONDITIONING</b>	
<b>DX Split System</b>	
<b>Outdoor Unit</b>	Inspected
Condition	3- Fair
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
Condition	3- Fair
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	Gymnasium and Auditorium
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	Does not exist
<b>Electric System</b>	Inspected
Instance	Throughout except Gymnasium and Auditorium
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various Locations
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<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>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
Instance	MER C39 - Crawlspace; Room G1
Instance Condition	1- Good
Instance Quantity	4
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	190
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies 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>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	2nd Floor Janitor Closet
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Interior Storm Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	
Condition	3- Fair
Deficiency	INTERIOR FLOOR DRAIN:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	MER C39
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sewage Ejector Pump</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Sump Pump</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	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>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- 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
Instance on 2nd Floor - Girls	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
Instance on 3rd Floor - Boys	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
<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	1- Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	Does not exist
<b>Gas Meter Room Vent</b>	Does not exist
<b>Gas Pressure Booster</b>	Inspected
Instance	Building Exterior Enclosure - West 96 Street Side

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Question	Response
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	Booster 1, Booster 2
Capacity/Size Quantity	23000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>CO/Gas Leak Detection</b>	
Instance	Inspected
Instance Condition	Boiler Room
Instance Quantity	2- Between Good and Fair
Instance Quantity Uom	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	
<b>Heating Coil In Ductwork</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hydronic Heating</b>	
<b>Radiator/Convactor/Fin Tube</b>	
Condition	Does not exist
Condition	Inspected
Deficiency	3- Fair
Deficiency	RADIATOR/CONVECTOR:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Corridor near Cafeteria
Deficiency Quantity	1
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	Penthouse Teacher's Lounge
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	
<b>F&amp;T/Steam Drip Trap</b>	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	
Condition	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER C39, Boys Locker Room - MER
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>MER Steam and Condensate Piping</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Piping</b>	
Inspected	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room G1
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Pumping System</b>	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TANK
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Piping</b>	
Inspected	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	
Inspected	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout
Deficiency Quantity	120
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam supplied by External Sources</b>	
Does not exist	Does not exist
<b>Unit Heater/Cabinet Heater</b>	
Inspected	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Inspected	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Webster

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Question	Response
<b>HEATING PLANT</b>	
Burner Model	JBX3GI-75-RM7840L/R7999-M.30VGD-UL/IRI
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	FEEDWATER TANK:DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
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 Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and 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

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Modular Boiler</b>	
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,075
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	1000038773-N001
Capacity/Size Quantity	5248
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2018
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
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,075
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	1000038773-N002
Capacity/Size Quantity	5248
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2018
Source of Installation Year	Custodial Staff
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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
<b>Fuel System</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	1- Good

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Boiler Fresh Air Louver/Damper</b>	
Type	Automatic
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Room 327	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 327	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 327
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>KITCHEN</b>	
Instance on Ground Floor	Inspected
<b>CO Detector</b>	
Instance on Ground Floor	Not required
<b>Gas System</b>	
Instance on Ground Floor	Does not exist
<b>Grease Trap</b>	
Instance on Ground Floor	Does not exist
<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
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

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Question	Response
<b>KITCHEN</b>	
<b>Kitchen Sink</b>	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 139	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 139	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 on Room 323	Inaccessible
<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>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Library, Rooms C30, C37, 221, 222, 222A (painted, 19)
Deficiency Quantity	19
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
Inspected	
Condition	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	
<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	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
<b>VENTILATION</b>	
<b>Metal Ductwork</b>	
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Supply Fan</b>	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
<b>Unit Ventilator</b>	No deficiencies recorded
	Does not exist