

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q242

Asset: P.S. 242 - (ECC) - QUEENS, 29-66 137TH STREET, New York, 11354

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q242	Mechanical	2023-10-30 8:08 AM	2023-11-14 5:05 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	5,275
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	Fan Room 409
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: F&T/Steam Drip Traps ; Terminal Unit Thermostatic Traps
	Years: 2022
	Systems: Steam Condensate Return Pumping System; Sump Pumps; Electric Pressure Booster System; Gas Fired Domestic Water Heater
	Years: 2016

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective CO/Gas Leak Detection	CO/Gas Leak Detection system faulty	GAS SERVICE CO/Gas Leak Detection	Boiler Room	Christopher Rueda	Handyman	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	Chiller Room 408
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	York
Equipment	CH-1
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Instance	Chiller Room 408
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	York
Equipment	CH-2
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	CHCU-1
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	CHCU-2
Capacity/Size Quantity	88
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	
Instance	Fan Room 409
Instance Condition	3 - Fair

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-4, AHU-5
Capacity/Size Quantity	25
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Fan Room 409
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-1
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Fan Room 409
Instance Condition	3 - Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Instance Manufacturer	York
Equipment	AHU-2, AHU-3, AHU-6
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	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	Inspected
Indoor Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	3 - Fair

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Question	Response
AIR CONDITIONING	
DX Split System	Inspected
Outdoor Unit	
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Throughout (Custodial Staff estimate)
Deficiency Quantity	30
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
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	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
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

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DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Pump Room B04
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Delta P. Carver
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	15
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Room 108A
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room B05 (RPZ for Domestic water Located in RPZ Room 107A)
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room 401
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	305
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	65
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented

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DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Gas Fired Domestic Water Heater	Inspected
Installation Year	2016
Source of Installation	Documented
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

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FIXTURES	
Student	
Sink And Fountain Combo Unit	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Toilet	
Condition	Inspected
Deficiency	3 - Fair
Urinal	
Condition	Inspected
Deficiency	3 - Fair
GAS FIRED FURNACE	
Does not Exist	
GAS SERVICE	
Inspected	
Gas Distribution Piping	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Gas Meter Room Exhaust Fan	
Condition	Inspected
Deficiency	3 - Fair
Gas Meter Room Vent	
Condition	Inspected
Deficiency	3 - Fair
Gas Pressure Booster	
Does not Exist	
CO/Gas Leak Detection	
Instance	Inspected
Instance Condition	Boiler Room, Gas Gas Meter Room
Instance Quantity	4 - Between Fair and Poor
Instance Quantity Uom	1
Installation Year	EACH
Source of Installation	2001
Deficiency	Documented
Deficiency Location/Instance	DEFECTIVE CONTROL PANEL
Deficiency Quantity	Boiler Room
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 5
Deficiency Photo1	LEVEL 6
Violations	No photo recorded
HEATING	
Inspected	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3 - Fair
Hydronic Heating	
Does not Exist	
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3 - Fair
No deficiencies recorded	

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HEATING	
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - 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	Room B03
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	4,130
Replacement Uom	MBH Net
Instance on 4th Floor	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Kewanee Burner
Burner Model Number	80-KFP-15-762-G02
Boiler Auxiliaries	Inspected
Instance on 4th Floor	Inspected
Boiler Auxiliary Piping	Inspected
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Instance on 4th Floor	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on 4th Floor	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Boiler Flue Exhaust	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on 4th Floor	Inspected
Coal-fired Boiler	
Instance on 4th Floor	Does not Exist
Hot Water Boiler	
Instance on 4th Floor	Does not Exist
Modular Boiler	
Instance on 4th Floor	Does not Exist
Steam Boiler	
Instance on 4th Floor	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,065
Instance Quantity Uom	MBH Net

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	111549-01
Capacity/Size Quantity	2,660
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2,065
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Kewanee Boiler Corporation
Equipment	111549-02
Capacity/Size Quantity	2,660
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel System	Inspected
Instance on 4th Floor	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 4th Floor	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	
Fuel System	
Burner/Burner Control Panel	
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on 4th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	
	Does not Exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Gas System	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof (FAN NO. KXF-1)
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
KITCHEN	
Hood Exhaust Fan	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 106A	Inspected
Dedicated A/C Equipment	
Instance on Room 106A	Inspected
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	
Dry Sprinkler Alarm Valve Assembly	
	Does not Exist
Wet Sprinkler Alarm Valve Assembly	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
	Does not Exist
Roof Tank	
	Does not Exist
Siamese Connection	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standpipe System	
Hose Valve Assembly	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	
Condition	2 - Between Good and Fair

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Standpipe System	Inspected
Piping	
Deficiency	No deficiencies recorded
Water Gong	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan Room 409 (RF-3), Roof (KXF-1)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not Exist