

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

X065



Asset: **P.S. 65 - BRONX, 677 EAST 141 STREET, BRONX, NY, 10454**

Inspection Id	Inspection Type	Time In	Last Edited
3306	MECHANICAL	2024-02-16 08:43AM	2024-04-08 04:56PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Climate Control System - Electric System (Heat Timer System) Years: 2019 Systems: Terminal Unit Thermostatic Traps (~90%) Years: 2018 Systems: Refrigerant Piping Years: 2016 Systems: Electric Pressure Booster System; Domestic Hot Water System; Water Service; CO/Gas Leak Detection; MDF Room - Dedicated A/C Equipment (DX Split System, 1 of 2) Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
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	2
MERs/Fan Rooms Locations	Basement - East and West Mechanical Areas; Fan Room above Auditorium; Main Roof - East and West Bulkhead Fan Rooms; Penthouse - Gravity Roof Tank/Fan Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement Storage Room near Stair "C" (painted, 3)
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 Boiler Safety Auxiliary	(4)	Boiler Safety Valve	Boiler Room @ Boilers #1, #2	Francisco Salamo	Fireman	
No	Defective Boiler Safety Auxiliary	Water Column's try cock lever is broken	Steam Boiler	Boiler Room / Boiler #1	Francisco Salamo	Fireman	

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
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	2- Between Good and Fair

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Question	Response
AIR CONDITIONING	
DX Split System	
Indoor Unit	
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
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	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
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	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	IDF Room 360
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 TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Auditorium Stage
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Inspected
Instance	Throughout (Heat Timer System)
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
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

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Question	Response
CONVEYING	
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	Inspected
Supply Pump	Does not exist
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Penthouse - Gravity Roof Tank/Fan Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Basement - East and West Mechanical Areas
Instance Condition	1- Good
Instance Quantity	2
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	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Electric Domestic Water Heater	
Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Gas Fired Domestic Water Heater	
	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	RayPak
EquipmentId	N/A
Capacity/Size Quantity	334
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Documented
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
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement - East Mechanical Area
Deficiency Quantity	10
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	Basement - East Mechanical Area
Deficiency Quantity	10
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	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
	Inspected
Condition	3- Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3- Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Toilet	
Condition	Inspected
Deficiency	3- Fair
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	2- Between Good and Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	2- Between Good and Fair
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	2- Between Good and Fair
Toilet	
Condition	Inspected
Deficiency	2- Between Good and Fair
Urinal	
Condition	Inspected
Deficiency	2- Between Good and Fair
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
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
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
Radiator/Convactor/Fin Tube	
Condition	Does not exist
Condition	Inspected
Deficiency	3- Fair
Deficiency	AUXILIARY (VALVE, VENT):DEFECTIVE
Deficiency Location/Instance	Main entrance
Deficiency Quantity	1
Quantity Uom	EACH
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
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Condition	3- Fair
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
Steam Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Auditorium Stage
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 502
Deficiency Quantity	1

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen (1 of 3)
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? Observed Operational?	Yes No
Burner Manufacturer	S. T. Johnson
Burner Model	FD68CA-LM
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BLOWDOWN PIPING
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater Treatment(Automatic)	
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
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boilers #1, #2
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations 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	3- Fair
Instance Quantity	6,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Johnston Boiler Company
EquipmentId	7803-01
Capacity/Size Quantity	8016

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation Year	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	6,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Johnston Boiler Company
EquipmentId	7803-02
Capacity/Size Quantity	8016
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Inspector Estimate
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist
Enclosed IDF Room	
Instance on Rooms 207A, 360	Inspected
Dedicated A/C Equipment	
Instance on Rooms 207A, 360	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 207A, 360
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF102220
MDF Room	
	Inspected
Instance on Room 460	Inspected
Dedicated A/C Equipment	
Instance on Room 460	Inspected
Instance Condition	2- Between Good and 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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Storage Room near Stair "C" (painted, 3)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / Staff Toilet Rooms, Janitors Closets Exhaust Fans; Penthouse - Gravity Roof Tank/Fan Room / House Exhaust Fans (East and West); West Bulkhead Fan Rooms / TEF-3B (defective bearing)
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	NOT IN USE
Deficiency Location/Instance	Fan Room above Auditorium / 3A, 4A
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	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 - East Mechanical Area / Auditorium Blower
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
VENTILATION	
Metal Ductwork	
Violations	No violations recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	4- Between Fair and Poor
Deficiency	1-5
Deficiency Location/Instance	DEFECTIVE
Deficiency Quantity	Basement - East and West Mechanical Areas / House Blowers #1, #2 / Auditorium Blower / Playrooms Blower
Quantity Uom	4
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Unit Ventilator	No violations recorded
	Does not exist