

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

X103

Asset: P.S. 103 - BRONX, 4125 CARPENTER AVENUE, New York, 10466

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| ME : X103 | Mechanical | 2017-12-05 8:50 AM | 2017-12-13 9:52 AM |

Asset Data

| Question | Answer |
|--|---|
| Are there fuel tanks? | Yes |
| Total # of above ground tanks | 1 |
| Total capacity of all above ground tanks in gal. | 10,000 |
| 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 | 3 |
| MERs/Fan Rooms Locations | Cellar MER |
| Are there any spaces with Missing or Defective CO Detectors? | No |
| Are there any Emergency Stop Switches with Missing Hammers? | Yes |
| Component Affected | Boiler Emergency Stop Switch |
| Location | Boiler Room |
| Are there any Painted/Obstructed Sprinkler Heads? | No |
| Have any Systems/Major Building Components been upgraded? | Yes |
| | Systems: Terminal Unit Thermostatic Traps (90%) |
| | Years: 2017 |
| | Systems: CO/Gas Leak Detection |
| | Years: 2013 |
| | Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Unit Heater/Cabinet Heaters in Library |
| | Years: 2012 |

Priority Condition

| Priority Condition Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Status | PhotoImage |
|-------------------------------------|-----------------------------------|----------------------------------|--|--|--------------------|-----------------|-------------|------------|
| Yes | Defective Boiler Safety Auxiliary | Boiler #2 Safety Valve Leaking | HEATING PLANT Boiler Auxiliaries Boiler Safety Valve | Boiler Room / Boiler #2 | Steven Lukic | Custodian | Sent to DSF | |
| Yes | Defective Boiler Safety Auxiliary | Boiler #3 Defective Water Column | HEATING PLANT Boiler System Steam Boiler | Boiler Room | Kieran Casey | Fireman | Sent to DSF | |
| Yes | Defective CO/Gas Leak Detection | Control Panels at Fault (2) | GAS SERVICE CO/Gas Leak Detection | Corridor near Gas Meter Room, Custodian's Office | Steven Lukic | Custodian | Sent to DSF | |

Inspection

| Question | Response |
|---|----------------|
| Mechanical | |
| AIR CONDITIONING | 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 |

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| Question | Response |
|---|--|
| CLIMATE CONTROL SYSTEM | |
| Pneumatic System | |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Deficiency | DEFECTIVE TEMPERATURE CONTROL THERMOSTAT |
| Deficiency Location/Instance | Rooms 203, 403, 420, 421 |
| Deficiency Quantity | 4 |
| 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 | Does not Exist |
| DOMESTIC WATER SYSTEM | Inspected |
| Domestic Cold Water System | Inspected |
| Gravity System | Does not Exist |
| Pressure Booster System | Does not Exist |
| Water Service | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Instance | Boiler Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | No deficiencies recorded |
| Instance | Cellar near Tank Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Cellar near Tank Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |

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| Question | Response |
|--|--------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | |
| Water Service | |
| Potential Action | INSTALL |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations 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 |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | PVI |
| Equipment | N/A |
| Capacity/Size Quantity | 600 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 500 |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 1998 |
| Source of Installation | Custodial Staff |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | Does not Exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Interior Storm Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies 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 |
| 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 |

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| Question | Response |
|-------------------------------------|---|
| FIXTURES | |
| Staff And Other | |
| Lavatory/Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Staff Toilet Rooms 301, 401 |
| 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. |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Does not Exist |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 3 - Fair |
| Deficiency | CLOGGED/LEAKING |
| Deficiency Location/Instance | Corridor adjacent to Room 416 |
| 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. |
| Lavatory/Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.) |
| Deficiency Location/Instance | Basement - North Cafeteria, 1st Floor Girl's Toilet Room, Girl's Toilet Room B27, 112, Boy's Toilet Room 116, 303 |
| Deficiency Quantity | 6 |
| 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. |
| Locker Room Shower | Inspected |
| Instance on Inside Room 328 | Inspected |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Alternative use | Yes |
| Deficiency | No deficiencies recorded |
| Sink And Fountain Combo Unit | Inspected |
| Condition | 3 - Fair |

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| Question | Response |
|-------------------------------------|---|
| FIXTURES | |
| Student | |
| Sink And Fountain Combo Unit | Inspected |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | CRACKED/PHYSICAL DAMAGE |
| Deficiency Location/Instance | Boy's Toilet Room B19, Girl's Toilet Room B27 (3) |
| Deficiency Quantity | 4 |
| 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. |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | Inspected |
| Gas Distribution Piping | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Exhaust Fan | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas Meter Room Vent | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Does not Exist |
| CO/Gas Leak Detection | Inspected |
| Instance | Boiler Room, Gas Meter Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2013 |
| Source of Installation | Custodial Staff |
| Deficiency | DEFECTIVE CONTROL PANEL |
| Deficiency Location/Instance | Corridor near Gas Meter Room, Custodian's Office |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| HEATING | Inspected |
| Heating Coil In Ductwork | Inspected |
| Condition | 3 - Fair |

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| Question | Response |
|---|---|
| HEATING | |
| Heating Coil In Ductwork | Inspected |
| Deficiency | No deficiencies recorded |
| Hydronic Heating | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 3 - Fair |
| Deficiency | AUXILIARY (VALVE, VENT): DEFECTIVE |
| Deficiency Location/Instance | Staircase: Cellar AC, Basement C, Basement D, 1B, 2EF, 3AC Corridor adjacent to Rooms B1, B3, 103, 205 |
| Deficiency Quantity | 10 |
| 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. |
| Steam Heating | Inspected |
| F&T/Steam Drip Trap | Inspected |
| Condition | 3 - Fair |
| 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 PUMP |
| Deficiency Location/Instance | Boiler Room |
| 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. |
| 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 | 1 - Good |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | |
| Replacement Quantity | 13,644 |
| Replacement Uom | MBH Net |

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|--|--------------------------|
| HEATING PLANT | |
| Instance on Cellar | Inspected |
| Burner Type | Dual Fuel (Gas/Oil) |
| Heating Plant Oil Number | 2 |
| Boiler Auxiliaries | Inspected |
| Instance on Cellar | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | MISSING HAMMER |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo | No photo recorded |
| Violations | No violations recorded. |
| Boiler Feedwater System | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Flue Exhaust | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Boiler Safety Valve | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Boiler Room (1 of 6) |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |

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| Question | Response |
|----------------------------|----------------------------|
| HEATING PLANT | |
| Boiler Auxiliaries | Inspected |
| Boiler Safety Valve | |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Boiler System | Inspected |
| Instance on Cellar | Inspected |
| Coal-fired Boiler | |
| Instance on Cellar | Does not Exist |
| Hot Water Boiler | |
| Instance on Cellar | Does not Exist |
| Modular Boiler | |
| Instance on Cellar | Does not Exist |
| Steam Boiler | |
| Instance on Cellar | Inspected |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 4,548 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 6760-01 |
| Capacity/Size Quantity | 4,548 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1998 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 4,548 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 6760-02 |
| Capacity/Size Quantity | 4,548 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |
| Installation Year | 1998 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Boiler Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 4,548 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | A. L. Eastmond & Sons Inc. |
| Equipment | 6760-03 |
| Capacity/Size Quantity | 4,548 |
| Capacity/Size UOM | MBH Net |
| Source of Capacity/Size | Documented |

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| Question | Response |
|--|--|
| HEATING PLANT | |
| Boiler System | Inspected |
| Steam Boiler | |
| Installation Year | 1998 |
| Source of Installation | 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 |
| Deficiency Photo | No photo recorded |
| Violations | No violations recorded. |
| Fuel System | Inspected |
| Instance on Cellar | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Fuel Oil Storage/Supply System | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Gas Trains And Vent At The Boiler | |
| Instance on Cellar | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Enclosed IDF Room | Does not Exist |
| KITCHEN | |
| Instance on Basement | Inspected |
| CO Detector | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas System | |
| Instance on Basement | Does not Exist |
| Grease Trap | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood | |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | Inspected |

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| Question | Response |
|---|---------------------------|
| KITCHEN | |
| Hood Exhaust Ductwork | Inspected |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | Inspected |
| Instance on Basement | Inspected |
| Condition | 4 - Between Fair and Poor |
| Deficiency | DEFECTIVE MOTOR |
| Deficiency Location/Instance | Main Roof |
| 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. |
| Hood Fire Suppression System | Does not Exist |
| Instance on Basement | Does not Exist |
| Hot Water Temperature Booster | Does not Exist |
| Instance on Basement | Does not Exist |
| Kitchen Sink | Inspected |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | Inspected |
| Instance on Room 212 | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Room 212 | Inspected |
| 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 |
| Wet Sprinkler Alarm Valve Assembly | Does not Exist |
| Fire Booster Pump Assembly | Does not Exist |
| Roof Tank | Does not Exist |
| Siamese Connection | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Head | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Standpipe System | Does not Exist |

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| Question | Response |
|---|---|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | Inspected |
| Water Gong | Does not Exist |
| SWIMMING POOL | Does not Exist |
| VENTILATION | Inspected |
| Exhaust Fan | Inspected |
| Approximate Total # of Fans | 1-25 |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Condition | 3 - Fair |
| Deficiency | DAMAGED FLEXIBLE CONNECTION |
| Deficiency Location/Instance | Boiler Room: Playroom Blower, Cellar MER: Gymnasium Blower, Cafeteria Blower, Cafeteria Exhaust |
| Deficiency Quantity | 4 |
| 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. |
| Supply Fan | Inspected |
| Approximate Total # of Fans | 1-5 |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Unit Ventilator | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |