

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K989

Asset: P.S. 104/P.S. 185 ANNEX-K, 415 89TH STREET, New York, 11209

Inspection Id	Inspection Type	Time In	Last Edited
SA : K989	Architectural - Senior	2023-11-27 7:30 AM	2024-06-16 6:40 PM
AA : K989	Architectural - Associate	2023-11-27 7:48 AM	2023-12-14 12:36 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	54,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	5+B+PH
Comments on the Number of Classrooms	11
Comments on the Year Built	1973
Student Population	180
Staff Population	326
Weather	Fair
Principal(s) Information	
Principal Name	Suzanne Gordon
Organization	P.S./I.S. 104 - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Assistant Principal Rosaria Pecoraro provided comments on behalf of the Principal as follows: 1. The climate control is defective. 2. The flushometer in Room 201 is defective.
Principal Name	David Pretto
Organization	District 20 Community Superintendent's Office - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Kevin Troy
Fireman	Eddie Cuevas

Facade Photo



89th Street - Northwest View

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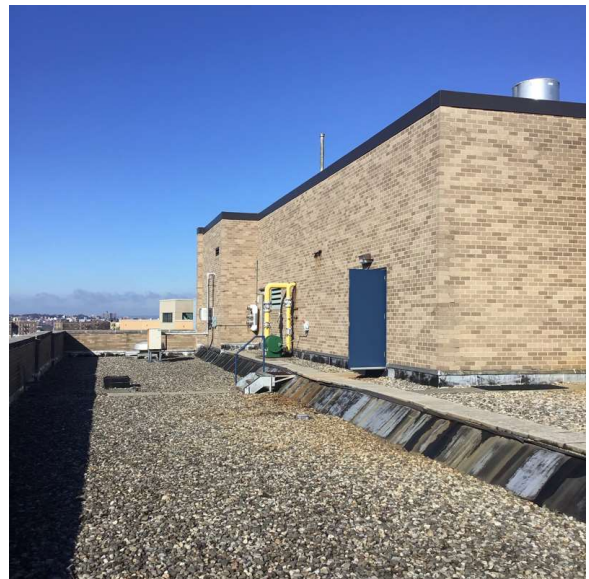
K989

Main Entrance Photo



Facade A - 89th Street

Roof Photo



Roof 1 - Northwest View

Have any Systems/Major Building Components been upgraded?

Yes
 Systems: Soffit Waterproofing- repairs (partial)
 Year: 2019
 Systems: Exterior Walls - repairs (partial)
 Year: 2016
 Systems: Foundation Wall waterproofing- repairs (partial)
 Year: 2011
 Systems: Roof 4 PH Roofing - replacement
 Year: 2010
 Systems: Exterior Walls - repairs (partial); Roof 3 Roofing - replacement
 Year: 2005
 Systems: Roofs 1 and 2 Roofing, Doors - replacement; Exterior Walls, Parapets - repairs (partial)
 Year: 2001
 Systems: Windows - replacement
 Year: 1999

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2001

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Inspection

Full Inspection

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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No condition recorded

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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No condition recorded

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
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Is the primary or secondary entrance on an accessible route?	Yes
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Is the building a multi-story building?	Yes
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Are all floors of the building accessible through compliant means?	Yes
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Accessible classrooms exists on each floor?	Yes
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Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
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If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Fire Listening System	Assistive Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits					Yes	
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Exterior H/C Lifts	No	No				
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Exterior Ramps and Railings	No	No				
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Interior Routes

Corridor and Lobby H/C Lifts	No	No				
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Interior Corridor Doors and Hardware	Yes		Yes			
--------------------------------------	-----	--	-----	--	--	--

Interior Corridors and Lobbies			Yes			
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Interior Elevators	Yes		Yes			
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Interior Lobby Doors and Hardware			Yes			
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Interior Ramps	No					
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Rooms & Spaces

Art Rooms		No				
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Auditorium		No				
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Cafeteria	1st Floor	Yes		Yes	No	Yes
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Classrooms	1st and 2nd Floors	Yes		Yes		
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Computer Rooms		No				
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Gymnasium		No				
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Library	Room 108	Yes		Yes		
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Main Office	Room 106 (P.S. 104 Annex), Room 507 (Brooklyn Field Support)	Yes		Yes		
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Multi-purpose Room		No				
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Nurse's Room	Room 111	Yes		Yes		
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Pool		No				
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Science Lab		No				
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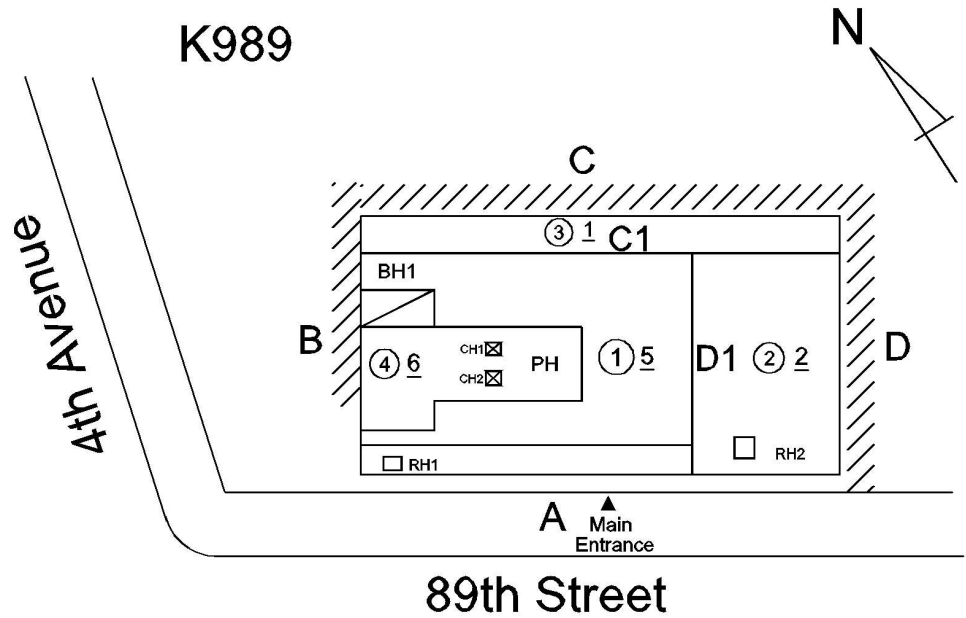
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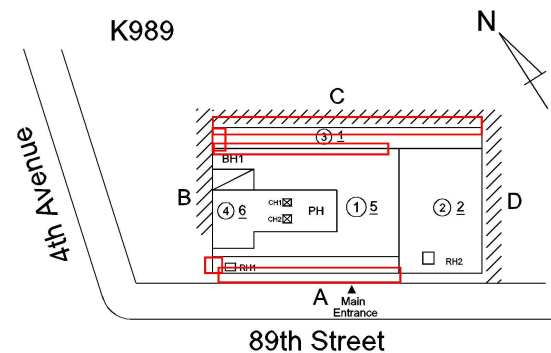
Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Boys)	1st and 2nd Floors (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	1st and 2nd Floors (Unisex)	Yes		Yes		
Toilet Rooms (Staff)	1st - 5th Floors	Yes		Yes		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	3 - Fair
Deficiency	CAST STONE: DETERIORATED TRANSVERSE JOINTS
Roof Plan reference	



Deficiency Quantity

100

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Question	Response
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EXTERIOR

COPING

Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Roof 1 - Facade A

Violations

No violations recorded.

CORNICE

Does not Exist

DOORS

Inspected

DOORS AND FRAMES

Inspected

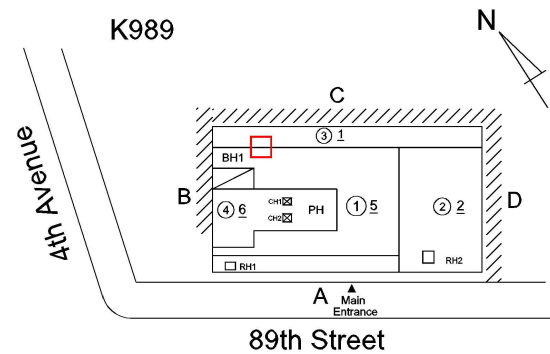
Condition

5 - Poor

Deficiency

METAL: DETERIORATED DOOR - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



Facade C - Exit to Roof 3

Violations

No violations recorded.

Deficiency

ROLL-UP DOOR: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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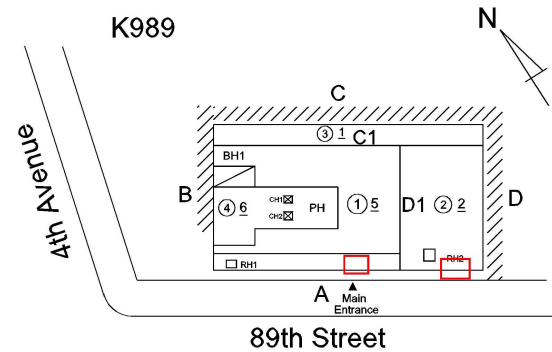
Question	Response
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EXTERIOR

DOORS

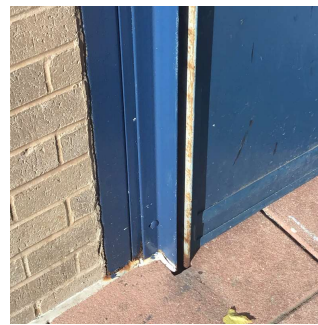
DOORS AND FRAMES

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

240
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



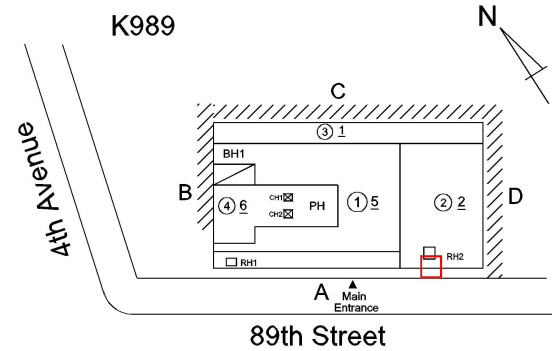
Facade A - Main Entrance
No violations recorded.

Violations

Deficiency

METAL CLAD: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

2
EACH
REPLACE
PRIORITY 4
LEVEL 2

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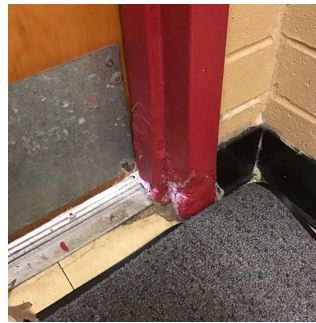
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo1



Facade A - Exit 3

Violations

No violations recorded.

DOOR HARDWARE

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

LINTELS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

TRANSOM/SIDE LIGHT

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry, Steel

Replacement Quantity

20,400

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3 - Fair

Instance Quantity

20,400

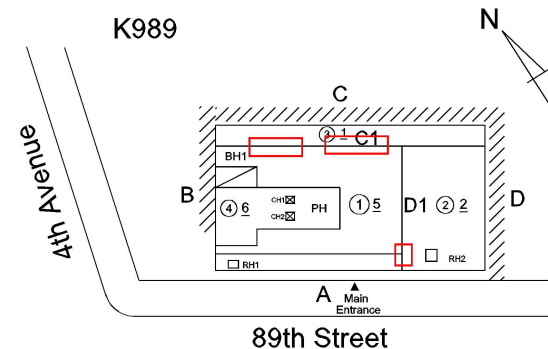
Instance Quantity Uom

S.F.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



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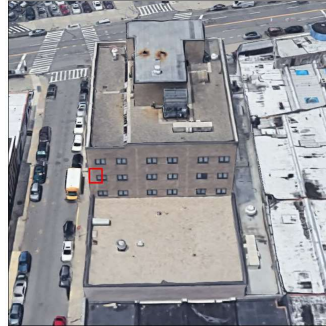
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade D1

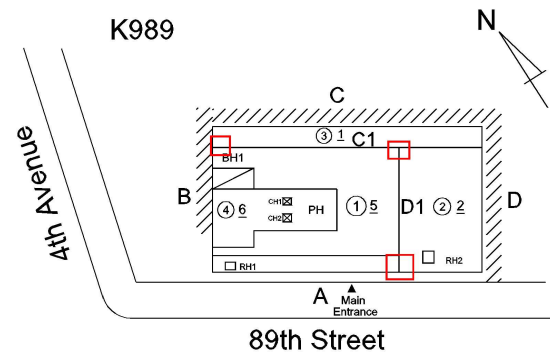
Violations

No violations recorded.

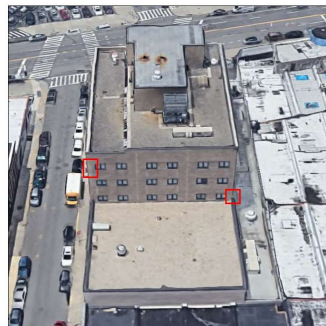
Deficiency

BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

Roof Plan reference



Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

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Question

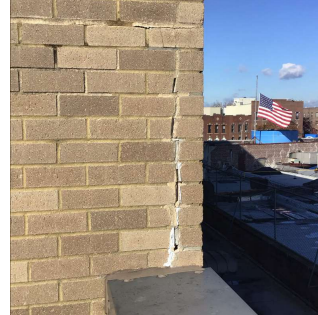
Response

EXTERIOR

EXTERIOR WALLS

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

REMOVE AND REBUILD
PRIORITY 4
LEVEL 2



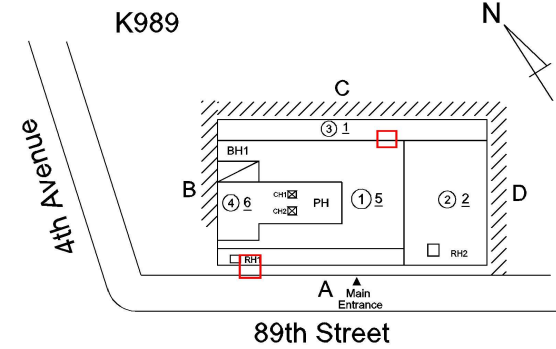
Corner of Facades C1 and D1
No violations recorded.

Violations

Deficiency

BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference

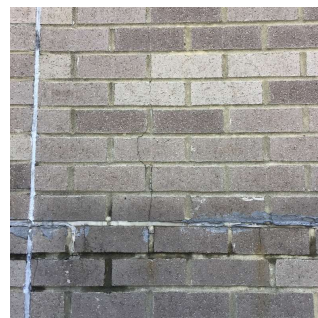


Elevation



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

20
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	Facade C No violations recorded.
Deficiency	BRICK: DETERIORATED CONTROL/EXPANSION JOINTS
Roof Plan reference	
Elevation	
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
EXTERIOR SOFFITS	
Condition	Inspected
Deficiency	2 - Between Good and Fair
LOADING DOCK	
Deficiency	No deficiencies recorded
LOADING DOCK	
Condition	Does not Exist
LOUVER	
Condition	Inspected
Deficiency	2 - Between Good and Fair
PARAPETS	
Material Type(s)	Inspected
Replacement Quantity	Masonry
	5,400

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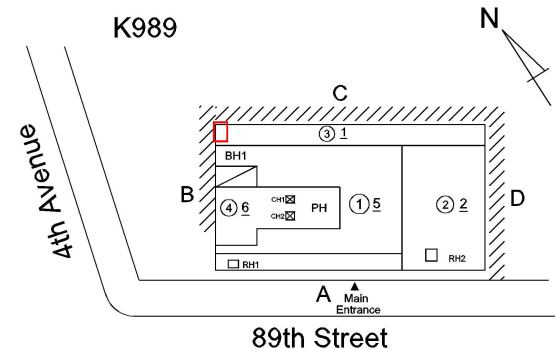
Question	Response
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EXTERIOR

PARAPETS

Replacement Uom	C.F.
Instance on All Roofs	Inspected
Instance Condition	3 - Fair
Instance Quantity	5,400
Instance Quantity Uom	C.F.

Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	



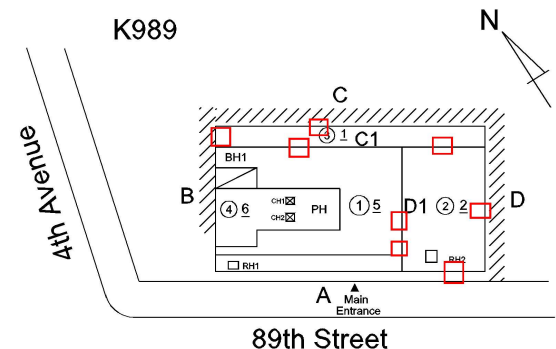
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Roof 3 - Facade B

Violations	No violations recorded.
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Deficiency	BRICK: MINOR CRACKS, SPALLING
Roof Plan reference	



Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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EXTERIOR

PARAPETS

Deficiency Photo1



Roof 2 - Facade A

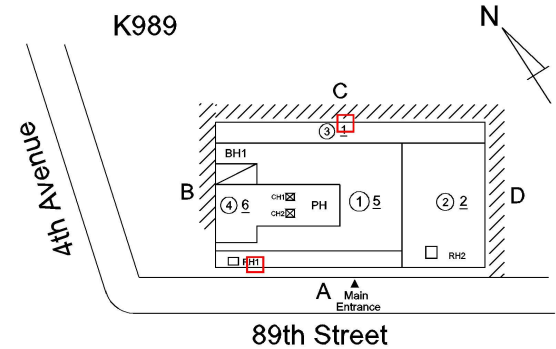
Violations

No violations recorded.

Deficiency

BRICK: MAJOR DETERIORATION/CRACKS

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 3 - Facade C

Violations

No violations recorded.

PLAZA DECK

Does not Exist

ROOF

Inspected

Roofing

Inspected

Replacement Quantity

18,000

Replacement Uom

S.F.

ROOF HATCH/SMOKE HATCH

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Does not Exist

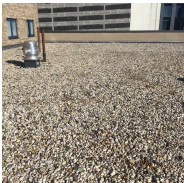
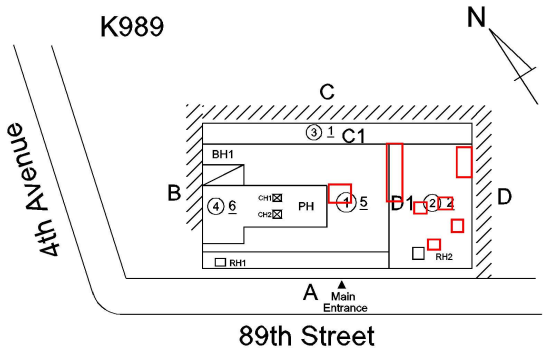
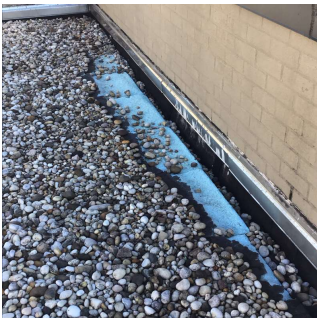
ROOF BARRIER/FENCE

Does not Exist

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on IRMA: Roofs 1, 2	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 2
Instance Quantity	15,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	IRMA: ROOFING: DAMAGED INSULATION
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 2
Violations	No violations recorded.
Deficiency	IRMA: FLASHING: CAP FLASHING DAMAGED

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Question	Response
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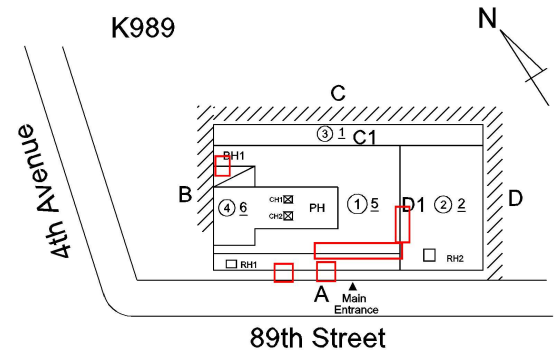
EXTERIOR

ROOF

Roofing

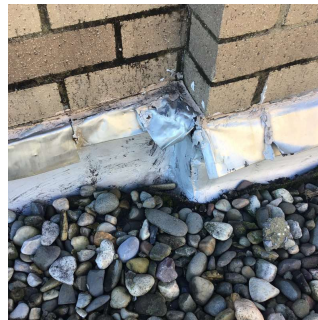
ROOFING

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

100
L.F.
REPLACE
PRIORITY 4
LEVEL 2



Roof 1 - Facade A

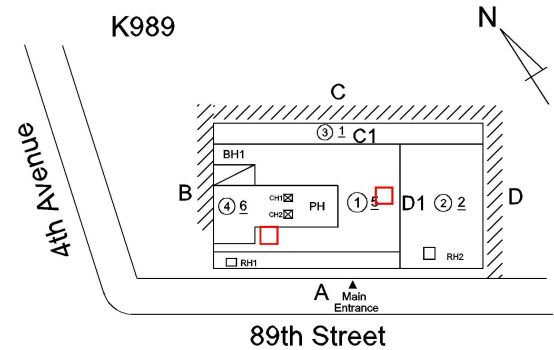
No violations recorded.

Violations

Deficiency

IRMA: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

200
S.F.
REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
PRIORITY 5
LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency Photo1	
Violations	Roof 1 - Room 522 shown, Roof 1 - Room 507 similar No violations recorded.
Instance on Modified Bitumen: Roof 3	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 3
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 3
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2005
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: FLASHING: CAP FLASHING DAMAGED
Roof Plan reference	
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question

Response

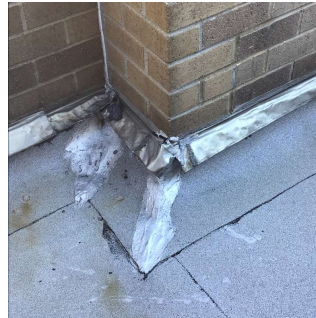
EXTERIOR

ROOF

Roofing

ROOFING

Deficiency Photo1



Roof 3 - Facade C

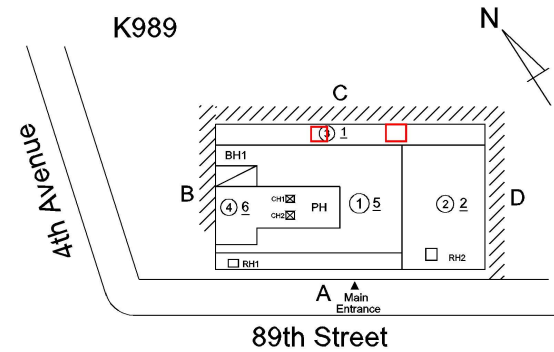
Violations

No violations recorded.

Deficiency

MODIFIED BITUMEN: ROOFING: DELAMINATION

Roof Plan reference



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

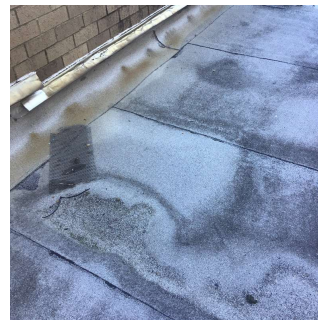
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 3

Violations

No violations recorded.

Deficiency

MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

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Question	Response
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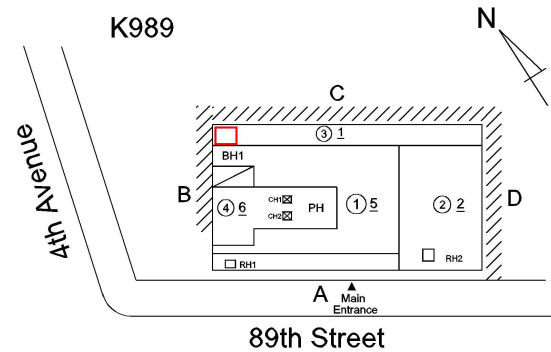
EXTERIOR

ROOF

Roofing

ROOFING

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo

100
S.F.
REPLACE ROOFING WITHOUT MAJOR EQUIPMENT
REMOVAL
PRIORITY 5
LEVEL 2



Roof 3 - Room 116
No violations recorded.

Violations

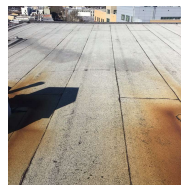
Instance on Modified Bitumen: Roof 4

Inspected

Instance Condition

3 - Fair

Instance Photo



Roof 4

Instance Quantity

1,000

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on
Dunnage Steel less than 18" above the Roofing?

No

Does this roof instance have a Sustainable Roof System?

Yes

Sustainable Roof Type

White Roof

Sustainable Roof Location (Roof Number)

Roof 4

Do solar panels exist on these roofs?

No

Is/Are the roof(s) suitable for Solar Panel installation?

No

Installation Year

2010

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

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Question	Response
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EXTERIOR

ROOF

Roofing

ROOFING DRAINS

Inspected

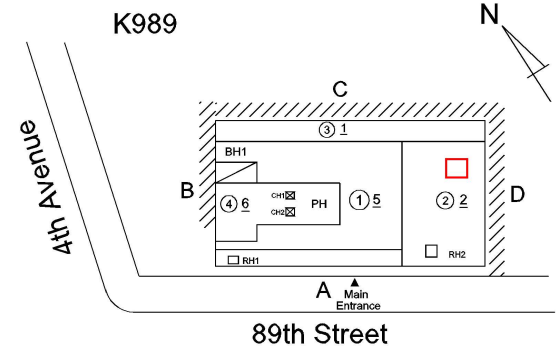
Condition

3 - Fair

Deficiency

DETERIORATED

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



Roof 2
No violations recorded.

Violations

Specialties

Inspected

BULKHEAD/PENTHOUSE

Inspected

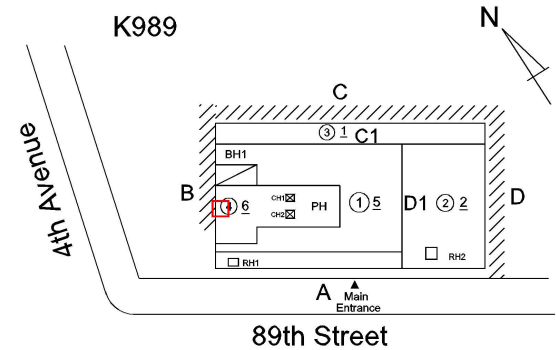
Condition

3 - Fair

Deficiency

BULKHEAD/PENTHOUSE WALLS/INTERIOR: CMU
CRACKS/SPALLING

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action

30
S.F.
REPLACE
PRIORITY 3

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Question	Response
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EXTERIOR

ROOF

Specialties

BULKHEAD/PENTHOUSE

Purpose of Action

LEVEL 2

Deficiency Photo1



PH/Elevator Machine Room

Violations

No violations recorded.

CUPOLA/ SPIRES/ TOWERS

Does not Exist

DORMER

Does not Exist

DUNNAGE STEEL

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

SKYLIGHT/ROOF VENT

Does not Exist

ROOF/GRAVITY TANK

Does not Exist

STAIRS/RAMPS: EXTERIOR

Does not Exist

WINDOWS

Inspected

Replacement Quantity

2,200

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

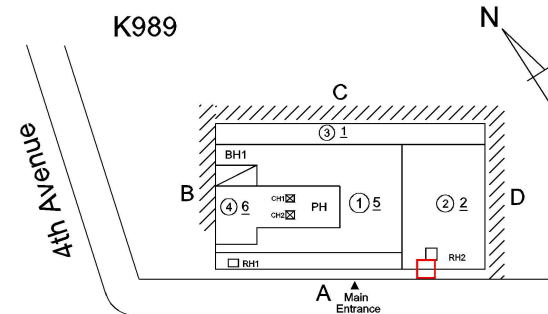
Condition

3 - Fair

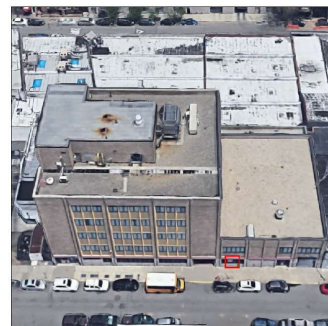
Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan reference



Elevation



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Question	Response
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EXTERIOR

WINDOWS

EXTERIOR GUARDS

Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	



Facade A

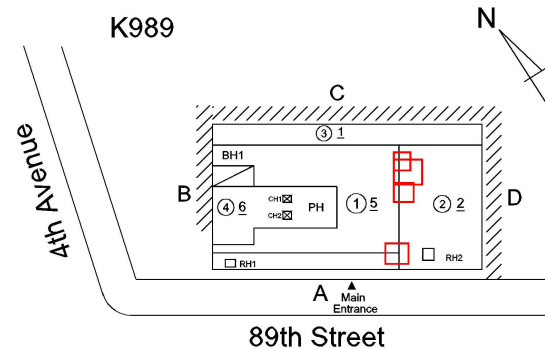
Violations No violations recorded.

LINTELS

Condition	Inspected
Deficiency	2 - Between Good and Fair
	No deficiencies recorded

WINDOWS

Material Type(s)	Inspected
	Aluminum
Instance on Aluminum - Other: Facades A, C, D	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,200
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	1999
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - OTHER: DETERIORATED
Roof Plan reference	



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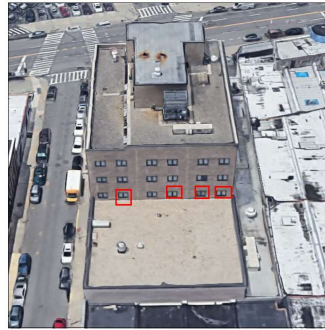
Question	Response
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EXTERIOR

WINDOWS

WINDOWS

Elevation



Deficiency Quantity

90

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade D

Violations

No violations recorded.

INTERIOR

Inspected

POOLS

Does not Exist

STRUCTURAL

Inspected

COLUMNS/BEAMS/BEARING WALLS

Inspected

Condition

3 - Fair

Deficiency

STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING

Deficiency Location/Instance

Basement - Oil Tank Room

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

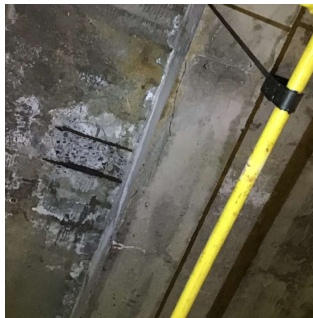
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5



Deficiency Photo1



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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Violations	Oil Tank Room No violations recorded.
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Basement - Water Meter Room, Garage, 2nd Floor - Mechanical Equipment Room
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	2nd Floor - Mechanical Equipment Room No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected 3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement - Oil Tank Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Oil Tank Room No violations recorded.
Deficiency	METAL DECK AND CONCRETE: DETERIORATED
Deficiency Location/Instance	Basement - Water Meter Room, Garage
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR

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Question	Response
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INTERIOR

STRUCTURAL

FLOOR STRUCTURE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5

Deficiency Photo1



Basement - Garage near Oil Tank Room

Violations

No violations recorded.

Deficiency

CONCRETE SLAB ON GRADE: THRU CRACKS

Deficiency Location/Instance

Basement - Garage

Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5

Deficiency Photo1



Basement - Garage

Violations

No violations recorded.

Deficiency

CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED

Deficiency Location/Instance

Penthouse

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPAIR

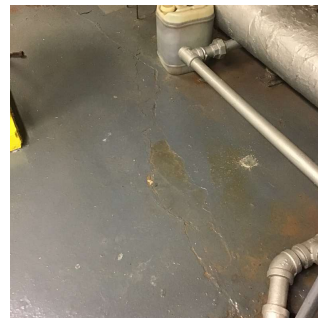
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5



Deficiency Photo1



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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Violations	Penthouse No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement - Garage near Oil Tank Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Garage near Oil Tank Room No violations recorded.
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Roof 3 - PH
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Roof 3 - PH No violations recorded.
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist

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Question	Response
INTERIOR	
CAFETERIA	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Servery
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Servery
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 104A, Near Servery
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 104A
Violations	No violations recorded.
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Does not Exist
Floor Finish	
Instance on 1st Floor	Inspected

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Question	Response
INTERIOR	
CAFETERIA	
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Near Column
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Column No violations recorded.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Fridges
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Fridges No violations recorded.
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Drinking Water, Right Side
Deficiency Quantity	20

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Question	Response
INTERIOR	
CAFETERIA	
Walls	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Right Side
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	3 - Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 522,116
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 522
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 116,115,114, Corridor near Cafeteria, By Exit 3, Next to Room 116 and others
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
Violations	Corridor near Cafeteria No violations recorded.
Door(s)	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 206,204
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 206 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Main Entrance - Vestibule, Corridor near Cafeteria, By Stair A/1, Next to Rooms 306,304 and others
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Main Entrance Vestibule

Violations

No violations recorded.

Deficiency

VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance

Corridor near Rooms 517,515,127,118, Main Entrance Lobby and others

Deficiency Quantity

70

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Corridor near Room 118

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

GYPSUM BOARD: DETERIORATED

Deficiency Location/Instance

Corridor near Rooms 105,107,210, Next to Stair A/1, By Elevator/1st Floor and others

Deficiency Quantity

150

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3


Purpose of Action

LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	Inspected
Deficiency Photo1	
Violations	Corridor near Room 207 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Inspected
Instance on Room 108	Inspected
Built-in Furnishing	
Instance on Room 108	Does not Exist
Ceiling	
Instance on Room 108	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Right Side
Deficiency Quantity	10

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Question	Response
INTERIOR	
LIBRARY	
Ceiling	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Right Side
Violations	No violations recorded.
Door(s)	
Instance on Room 108	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 108	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 108	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Stairs A/5, C/1
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Ceiling	
Deficiency Photo1	
Violations	Stair C/1 No violations recorded.
Door(s)	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Stair A/2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/2 No violations recorded.
Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	3 - Fair
Deficiency	SHEET VINYL: BROKEN/DETERIORATED
Deficiency Location/Instance	Stairs A/3,2,1, B/1, C/1 and others
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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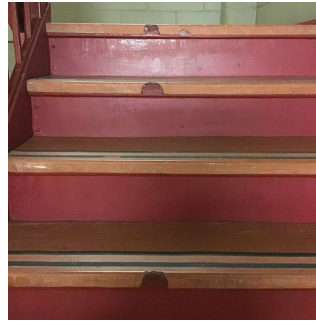
Question	Response
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INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Deficiency Photo1



Stair A/3

Violations

No violations recorded.

Deficiency

VINYL TILES: BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Near Exits 1,3, Stair C/1

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

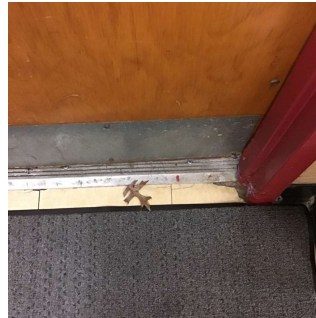
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Near Exit 3

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

MASONRY: CRACKS/SPALLING

Deficiency Location/Instance

Stairs A/1, B/5,4, C/1

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

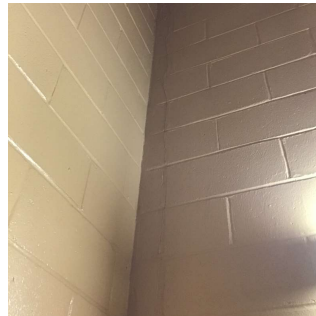
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2


Deficiency Photo1



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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
Walls	Inspected
Violations	Stair C/1 No violations recorded.
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Room 310
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 310 No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms 310,119
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	Inspected
Walls	
Deficiency Photo1	
Violations	Room 119 No violations recorded.
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	In Room 203
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	In Room 203 No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Inspected

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Question	Response
SITE	
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Does not Exist
Drainage System for Concrete	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Does not Exist
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	89th Street
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	89th Street
Violations	No violations recorded.
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	89th Street
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Pavers	
Deficiency Photo1	
Violations	89th Street No violations recorded.
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	HEAVING
Deficiency Location/Instance	89th Street
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	89th Street No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	89th Street
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	89th Street No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	89th Street
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	89th Street No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Inspected
Instance	Interior - Main Entrance Lobby - 31324
Instance Photo	
	Main Entrance Lobby

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Question	Response
ARTWORK	
Instance ID	31324
Artwork exist at stated location?	Yes