

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

Architectural Inspection

M005

Asset: P.S. 5 - MANHATTAN, 3703 TENTH AVENUE, MANHATTAN, NY, 10034

Inspection Id	Inspection Type	Time In	Last Edited
1743	ARCHITECTURAL - ASSOCIATE	2023-12-17 02:29PM	2023-12-18 04:04PM
1757	ARCHITECTURAL - SENIOR	2023-12-18 09:02AM	2024-04-15 03:47PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Computer Lab (no key)
Principal(s) Information	
Principal Name	Christopher Anest
Principal Organization	P.S. 5 - Manhattan The Ellen Laurie School
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The windows throughout the school do not stay up and require balance replacement. 2. The exterior lights are too dim and pose a security hazard.
Custodian	Eduard Garcia
Was the Custodian Present?	Yes
Fireman	Edgardo Madera
Was the Fireman Present?	Yes
Building Square Footage	109,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	4+B+PH
Comments on the Year Built	1993
Student Population	422
Staff Population	100
Comments on the Number of Classrooms	50
Weather	Heavy Rain
Facade Photo	



Harlem River Drive - Southeast View

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Main Entrance Photo



Facade A - Harlem River Drive

Roof Photo



Roof 2 - North View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Areaway grating replacement

Years: 2023

Systems: Cafeteria floor

Years: 2022

Systems: Partial Exterior Door replacement .

Years: 2022

Systems: Limited Window Repair

Years: 2021

Systems: Window replacement; Concrete paving front and rear.

Years: 2019

Systems: Window replacement; Concrete paving front and rear.

Years: 2019

Systems: Auditorium Upgrade.

Years: 2018

Systems: Roofing Replacement, new parapets and 90% New Coping; Auditorium Upgrade.

Years: 2018

Systems: Limited exterior door replacement.

Years: 2013

Systems: Limited exterior masonry repairs.

Years: 2011

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem


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Leased Space? No

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Protruding Elements	Severely damaged fence is a potential safety hazard	Fences	10th Avenue	Eduard Garcia	Custodian	

Structural Engineer Required

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

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the Primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	Yes
Are All floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

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

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	Yes	Yes				

Rooms & Spaces

Art Rooms						
Room 312	Yes	Yes				
Auditorium						
2nd Floor	Yes	Yes			FM System	Yes
Cafeteria						
1st Floor - Staff; 1st Floor - Students	Yes	Yes			FM System	Yes
Classrooms						
1st - 4th Floors	Yes	Yes				
Computer Rooms						
Room 423	Yes	Yes				
Gymnasium						

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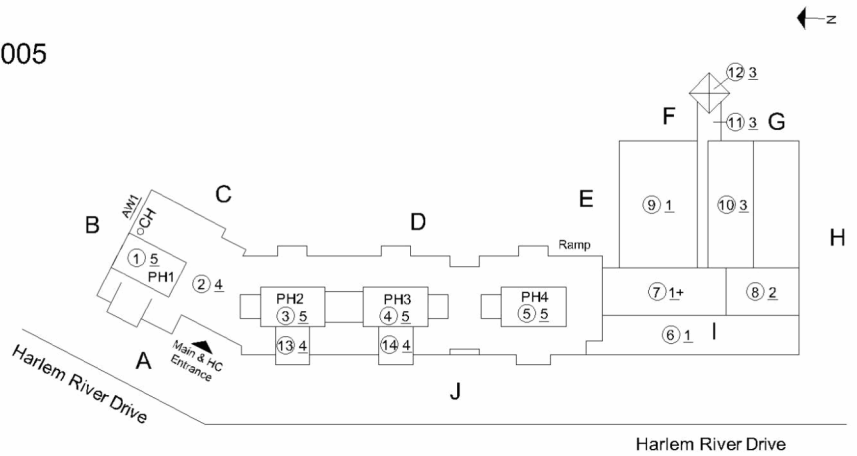
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
1st Floor	Yes	Yes			FM System	Yes
Library						
Room 411/412	Yes	Yes				
Main Office						
Room 109	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room 106	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st - 4th Floors	Yes	Yes				
Toilet Rooms (girls)						
1st - 4th Floors	Yes	Yes				
Toilet Rooms (staff)						
1st - 4th Floors	Yes	Yes				

Building Template

M005



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:DETERIORATED JOINTS AT COPING STONES

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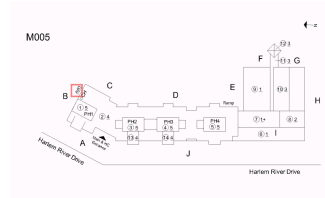
Question

Response

EXTERIOR

AREAWAY

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

10
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Areaway AW1

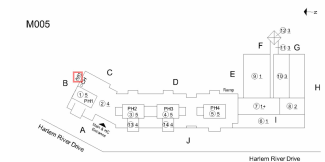
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

Deficiency Location/Instance

AREAWAY DRAINS:DETERIORATED



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



AW1

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

AWNINGS AND CANOPIES

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

CHIMNEY

Material Type(s)

Inspected

Masonry

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

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Question	Response
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EXTERIOR

COPING

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

CORNICE

Does not exist

DOORS

Inspected

DOORS AND FRAMES

Inspected

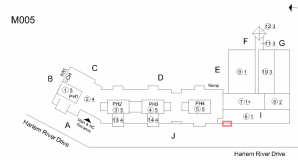
Condition

4- Between Fair and Poor

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 8

Violations

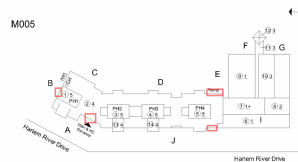
No photo recorded

Deficiency

No violations recorded

Deficiency Location/Instance

METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION



Deficiency Quantity

8

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade J

No photo recorded

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Violations

No violations recorded

DOOR HARDWARE

Inspected

Condition

3- Fair

Deficiency

No deficiencies recorded

LINTELS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

TRANSOM/SIDE LIGHT

Inspected

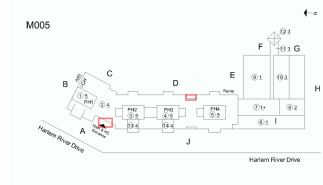
Condition

3- Fair

Deficiency

METAL:DENTED, MAJOR RUSTING

Deficiency Location/Instance



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Main Entrance

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry

Replacement Quantity

50,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

50,000

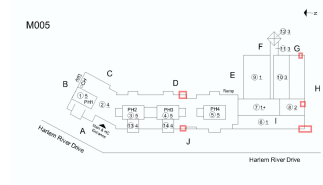
Instance Quantity Uom

S.F.

Deficiency

BRICK:MINOR CRACKS, SPALLING

Roof Plan Reference



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Question	Response
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EXTERIOR

EXTERIOR WALLS

Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

All Facades
25
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Facade H
No photo recorded
No violations recorded

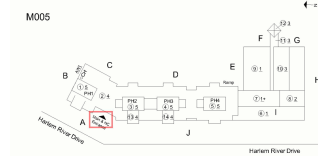
EXTERIOR SOFFITS

Condition

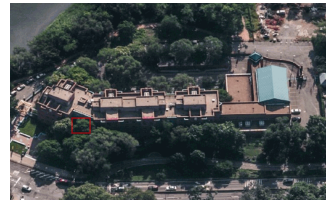
Inspected
2- Between Good and Fair

Deficiency
Roof Plan Reference

STUCCO/PLASTER:MINOR CRACKS/SPALLING



Elevation



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

15
S.F.
REPAIR
PRIORITY 3
LEVEL 2




Facade A

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Question	Response
EXTERIOR	
EXTERIOR SOFFITS	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	11,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	11,000
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	30,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roofs 1-9 and 11	Inspected
Instance Roof Photo	
	Roof 2
Instance Condition	3- Fair
Instance Quantity	26,000
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 System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1-9 and 11
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2018
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:ROOFING:DELAMINATION

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Question	Response
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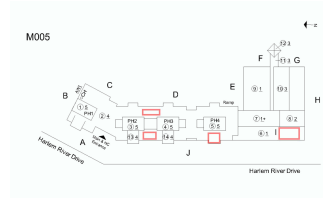
EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Location/Instance



Deficiency Quantity

750

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT
REMOVAL

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 6

Deficiency Photo 2

No photo recorded

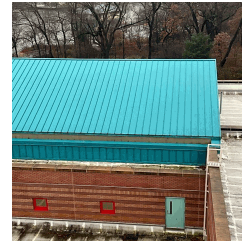
Violations

No violations recorded

Instance on Metal:Roofs 10 and 12

Inspected

Instance Roof Photo



Roof 10

Instance Condition

1- Good

Instance Quantity

3,000

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

2018

Source of Installation Year

Documented

Deficiency

No deficiencies recorded


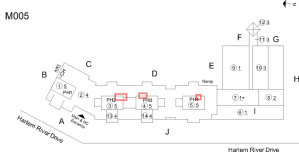
Instance on Built-Up:Roofs 13 and 14

Inspected

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Instance Roof Photo	
	Roof 13
Instance Condition	3- Fair
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2000
Source of Installation Year	Documented
Deficiency	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Built-Up:Roofs 13 and 14
Deficiency Quantity	1,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	3- Fair
Deficiency	BULKHEAD/PENTHOUSE WALLS/INTERIOR:CMU CRACKS/SPALLING
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
BULKHEAD/PENTHOUSE	
Deficiency Photo 1	
Deficiency Photo 2	Penthouse PH2
Violations	No photo recorded No violations recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades except Gymnasium and Auditorium	Inspected
Instance Condition	3- Fair
Instance Quantity	4,500
Instance Quantity Uom	S.F.
Installation Year	2009
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE

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Question

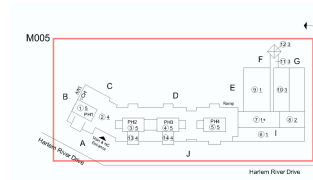
Response

EXTERIOR

WINDOWS

WINDOWS

Roof Plan Reference



Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

All Facades
100
EACH
REPLACE BALANCES
PRIORITY 3
LEVEL 2



Corridor near Stair D/4

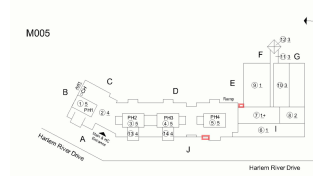
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency

ALUMINUM - DOUBLE HUNG: BROKEN PANE

Roof Plan Reference



Elevation



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

Facades E and J
20
S.F.
MAINTENANCE
PRIORITY 5
LEVEL 2

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Question	Response
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EXTERIOR

WINDOWS

WINDOWS

Deficiency Photo 1



Room 422 shown, also 2nd Floor Corridor near Room 223

Deficiency Photo 2

No photo recorded

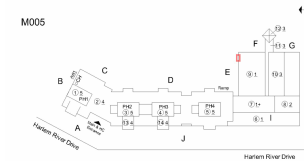
Violations

No violations recorded

Deficiency

ALUMINUM - DOUBLE HUNG: AIR/WATER INFILTRATION

Roof Plan Reference



Elevation



Facade E

Elevation Reference

15

Deficiency Quantity

L.F.

Quantity Uom

REPLACE TRIM, SILLS OR WEATHERSTRIPPING

Potential Action

PRIORITY 5

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo 1



2nd Floor Corridor near Auditorium

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Aluminum - Other:Gymnasium and Auditorium

Inspected

Instance Condition

I- Good

Instance Quantity

500

Instance Quantity Uom

S.F.

Installation Year

2017

Source of Installation Year

Documented

Are these windows insulated?

Yes

Deficiency

No deficiencies recorded

INTERIOR

Inspected



POOLS

Does not exist

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Basement and Penthouse
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Penthouse PH2 shown, also Boiler Room
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	Inspected
Condition	3- Fair
Deficiency	METAL DECK AND CONCRETE:DETERIORATED
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Paint Storage Room 20
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
	No violations recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Inspected
Instance on 2nd Floor(268 Seats)	Inspected
Ceiling	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 2nd Floor(268 Seats)	Does not exist
Fixed Seating	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Center, front
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center
Violations	No photo recorded
	No violations recorded

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Question	Response
INTERIOR	
AUDITORIUM	
Sliding-folding Partition	
Instance on 2nd Floor(268 Seats)	Does not exist
Stage	
Instance on 2nd Floor(268 Seats)	Inspected
Stage	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED FLOOR
Deficiency Location/Instance	Back
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Back
Violations	No photo recorded No violations recorded
Stage Curtain Rigging	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	WORN/DETERIORATED
Deficiency Location/Instance	Rear
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Rear
Violations	No photo recorded No violations recorded
Walls	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
AUDITORIUM	
Walls	
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor(268 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	
	Inspected
Instance on 1st Floor - Students	Inspected
Instance on 1st Floor - Staff (600 SF)	Inspected
Ceiling	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near servery , near exit 10
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near servery
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Deficiency	No deficiencies recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded
	No violations recorded
Fixed Equipment	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
Floor Finish	
Instance on 1st Floor - Students	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
Stage	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
Walls	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Inspected	Inspected
Ceiling	
Condition	2- Between Good and Fair
Deficiency	GYP SUM BOARD:DAMAGED/DETERIORATED

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Ceiling

Deficiency Location/Instance	Room 414, 422, 425
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Deficiency Photo 2	Room 422 No photo recorded
Violations	No violations recorded

Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 101, 409
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Deficiency Photo 2	Room 101 No photo recorded
Violations	No violations recorded

Door(s) Inspected

Condition	5- Poor
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Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 108, 207, 410, 414, 424 and others
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Room 424

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 101
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 101
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Rooms 101, 112
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 101
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	PLATFORM:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Stair B/3, C/2
Deficiency Quantity	40
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	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near StairB/3
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 122
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 122
Violations	No photo recorded No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Stair E/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Stair E/2
Violations	No photo recorded No violations recorded
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 122
Deficiency Quantity	10
Quantity Uom	S.F.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 122
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 1st Floor	Does not exist
Sliding-folding Partition	
Instance on 1st Floor	Does not exist
Stage	
Instance on 1st Floor	Does not exist
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded

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Question	Response
INTERIOR	
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Prep Area
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Prep Area No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Servery
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Servery No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Office, Servery
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
KITCHEN	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Office
Violations	No photo recorded No violations recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Side entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Side entrance
Violations	No photo recorded No violations recorded
Deficiency	METAL:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Room 125E, 125D
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 125E
Violations	No photo recorded No violations recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Servery, Storage Room
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Storage Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LIBRARY	
Instance on Room 411/412	Inspected
Built-in Furnishing	Inspected
Instance on Room 411/412	Does not exist
Ceiling	
Instance on Room 411/412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 411/412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	

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Question	Response
INTERIOR	
LIBRARY	
Floor Finish	
Instance on Room 411/412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 411/412	Inspected
Instance 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	Inspected
Do Letter Stair Signs Exist?	Yes
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
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	METAL:RUST - MAJOR
Deficiency Location/Instance	Stair B/1, D/1
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	1st Floor - Girls, Rooms 224, 321, 322, LD44
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room LD44
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room LD44
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	
	Room LD44
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Stalls	
Condition	Inspected
Deficiency	2- Between Good and Fair
Walls	
Condition	Inspected
Deficiency	2- Between Good and Fair
LIFE SAFETY	
Condition	Inspected
F.D. HOLDING AREA	
Condition	Does not exist
STEEL STAIRS	
Condition	Does not exist
SITE	
Condition	Inspected
CONTAINERIZATION	
Condition	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	
Catch Basins/Manhole - Surrounded by Asphalt	
Condition	Inspected
Condition	5- Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Culverts - Asphalt Covering	
Condition	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	
Catch Basins/Manhole - Surrounded by Concrete	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	
Condition	Does not exist
DRAINAGE SYSTEM FOR SOIL	
Catch Basins/Manhole - Surrounded by Soil	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Soil Covering	
Condition	Does not exist
DRINKING FOUNTAINS	
Condition	Does not exist
FENCES	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	10th Avenue, Parking Lot
Deficiency Quantity	480
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo 1	
Deficiency Photo 2	10th Avenue
Violations	No photo recorded No violations recorded
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	10th Avenue
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	10th Avenue
Violations	No photo recorded No violations recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded No violations recorded
Deficiency	POTHOLES

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Question	Response
SITE	
PAVING	
Student Non-Use	
Asphalt	
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded No violations recorded
Concrete	Does not exist
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Concrete	Does not exist
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near exit 4
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near exit 4
Violations	No photo recorded No violations recorded
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Inspected

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Pavers	
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	North of building, west of building
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	North of building No photo recorded
Violations	No violations recorded
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	10th Avenue
Deficiency Quantity	575
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	10th Avenue No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	10th Avenue
Deficiency Quantity	50
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 Photo 1	
Deficiency Photo 2	10th Avenue
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Schoolyard	Inspected
Instance on West side of Building	Inspected
Benches	
Instance on Schoolyard	Does not exist
Instance on West side of Building	Does not exist
Fence	
Instance on Schoolyard	Inspected
Instance Condition	3- Fair
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	West side
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	West side
Violations	No photo recorded No violations recorded
Instance on West side of Building	Does not exist
Pavement	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on West side of Building	Does not exist
Play Equipment	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on West side of Building	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
SITE	
PLAYGROUNDS	
Play Equipment	
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on West side of Building	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Schoolyard	Does not exist
Instance on West side of Building	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Inspected
Condition	3- Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	BRICK:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded
	No violations recorded
Deficiency	BRICK:DETERIORATED COPING STONE
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded
	No violations recorded
SEATING	Inspected

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Question	Response
SITE	
SEATING	
Benches	Inspected
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
Metal/Wood/Plastic	Does not exist
Bleachers	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3- Fair
Deficiency	BRICK:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	10th Avenue , North of building
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	10th Avenue
Violations	No photo recorded No violations recorded
STAIRS/RAMPS: EXTERIOR	Inspected
Site Cheek/flank Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs/ramps	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR

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Question	Response
SITE	
STAIRS/RAMPS: EXTERIOR	
Stairs/ramps	
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded
	No violations recorded

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Does the SCA expect asset to have artwork?

No