

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

Architectural Inspection

M020

Asset: P.S. 20 - MANHATTAN, 166 ESSEX STREET, MANHATTAN, NY, 10002

Inspection Id	Inspection Type	Time In	Last Edited
631	ARCHITECTURAL - ASSOCIATE	2023-11-01 09:01AM	2023-11-01 01:26PM
682	ARCHITECTURAL - SENIOR	2023-11-01 08:32AM	2024-04-15 04:05PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Security Lights, Gas Pressure Booster, Site Walls, Playground, Student Non-Use Pavers, Fences, Drinking Fountains, Louvers, Exterior Guards, Window Lintels (scolding and netting)
Principal(s) Information	
Principal Name	Sarah Pinto Viagran
Principal Organization	P.S. 20 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The Phone system is old and needs to be completely replaced, 2. The internet connection to the street creates connectivity issues, 3. The sinks and drinking fountains in the classes are original to the building and need to be replaced, 4. The 2nd and 3rd toilets are old and need to be upgraded, 5. The ongoing exterior renovation is causing new issues with interior tiles and finishes.
Custodian	Karl Garland (TC)
Was the Custodian Present?	No
Fireman	Gil Colon
Was the Fireman Present?	Yes
Building Square Footage	92,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B
Comments on the Year Built	1963
Student Population	385
Staff Population	105
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



Corner of Essex Street and Stanton Street - East View

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Main Entrance Photo



Facade A - Essex Street

Roof Photo



Roof 1 - East View

Do Stormwater Management/Green Infrastructure systems exist?
Type
Have any Systems/Major Building Components been upgraded?

No
No Storm Water Management Type Selected
Systems: New Auditorium Stage Curtains and Stage Curtain Rigging
Years: 2022
Systems: New Solar Panels installed at main Roof.
Years: 2022
Systems: Boys and Girls bathrooms on 1st floor were upgraded including conversion of door handles to provide complete handicap accessibility.
Years: 2021
Systems: Boys and Girls bathrooms on 1st floor were upgraded including conversion of door handles to provide complete handicap accessibility.
Years: 2021
Systems: Chimney repairs, Roofing replacement - Roof 1, 3 with Parapets, Bulkhead, Roof Barriers and Leaders/Gutters.
Years: 2008
Systems: DOT sidewalk replacement.
Years: 2007
Systems: Exterior Masonry repairs, Exterior Window replacement, Roofing replacement - Roof 2, Partial Door replacement.
Years: 1992
No New Construction
No Tandem

Have there been any New Building Additions?
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	Tripping Hazards	Severely damaged Stair is a potential tripping hazard.	Interior Stairs and Landings	Corridor near Room B27	Gil Colon	Fireman	
No	Tripping Hazards	Severely damaged Floor is a potential tripping hazard.	Floor Finish	Kitchen	Gil Colon	Fireman	

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?	No
Are SOME floors other than the 1st floor and basement accessible through compliant means?	No
Do any of the following spaces exist on the 1st floor or basement? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the rooms that do exist, are SOME of them accessible on the 1st floor or basement?	Yes
Boys and Girls or Unisex accessible toilets exist on the 1st floor?	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	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

Art Rooms

Room 312	Yes	No				
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NOT ON ACCESSIBLE ROUTE

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Auditorium						
1st Floor	Yes	No		WHEELCHAIR PARKING	No	No
Cafeteria						
1st Floor	Yes	Yes			No	No
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms						
Room 300	Yes	No		NOT ON ACCESSIBLE ROUTE		
Gymnasium						
1st Floor	Yes	Yes			No	No
Library						
Room 216/218	Yes	No		NOT ON ACCESSIBLE ROUTE		
Main Office						
Room 108	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room 136	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor	Yes	Yes				
Toilet Rooms (girls)						
1st Floor	Yes	Yes				
Toilet Rooms (staff)						
1st Floor	Yes	No		ACCESSORY ARRANGEMENT WATER CLOSET ARRANGEMENT CLEAR OPENING < 32"		

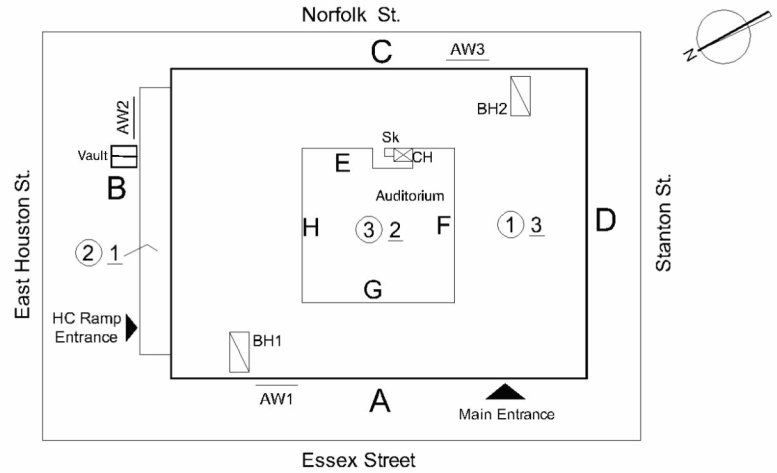
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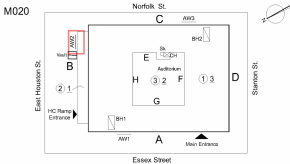

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Building Template

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Inspection

Question	Response
Architectural	Inspected
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW3	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	AREAWAY STAIRS:DETERIORATED MATERIAL SLIDE
Deficiency Location/Instance	
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	No photo recorded
Violations	No violations recorded
Deficiency	AREAWAY DRAINS:CLOGGED

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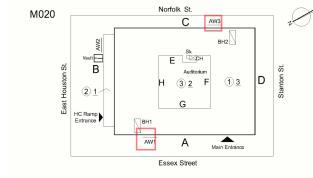
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Question **Response**

EXTERIOR

AREAWAY

Deficiency Location/Instance



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

2
EACH
MAINTENANCE
PRIORITY 5
LEVEL 2



Areaway AW1

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

AWNINGS AND CANOPIES

Does not exist

CHIMNEY

Under construction

COPING

Under construction

CORNICE

Does not exist

DOORS

Inspected

DOORS AND FRAMES

Inspected

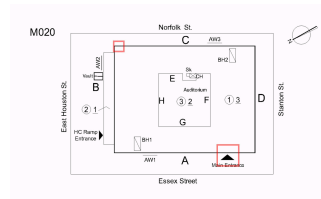
Condition

5- Poor

Deficiency

METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Deficiency Location/Instance



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

5
EACH
MAINTENANCE
PRIORITY 3
LEVEL 2



Main Entrance

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

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Question

Response

EXTERIOR

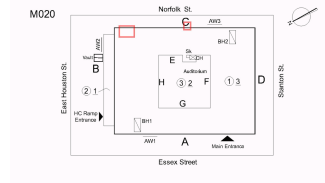
DOORS

DOORS AND FRAMES

Deficiency

METAL:DETERIORATED DOOR - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

3

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 6/7

Violations

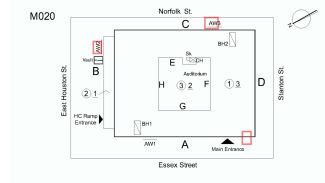
No photo recorded

No violations recorded

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

4

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 1

Violations

No photo recorded

No violations recorded


Deficiency

METAL:AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 4
Violations	No photo recorded 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	20,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	20,000
Instance Quantity Uom	S.F.
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Inaccessible
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	4,000
Replacement Uom	C.F.
Instance on All Facades	Under construction
Instance Quantity	4,000
Instance Quantity Uom	CF
PLAZA DECK	Does not exist

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Question	Response
EXTERIOR	
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	36,000
Replacement Uom	S.F.
Instance on Built-Up:Roof 1 and 2	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	30,000
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?	Yes
Solar Panel Location (Roof Number)	Roof 1
Installation Year	2008
Source of Installation Year	Documented
Deficiency	BUILT-UP:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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Question	Response
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EXTERIOR

ROOF

ROOFING

ROOFING

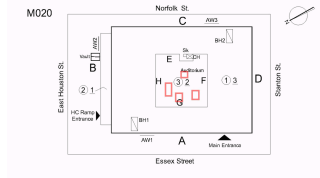
Deficiency Photo 2	Corridor near Room 330 shown, also in Rooms 302 and 345, and in corridor near Rooms 317, 318 and 328
Violations	No photo recorded
Instance on IRMA:Roof 3	No violations recorded
Instance Roof Photo	Inspected



Roof 3

Instance Condition	4- Between Fair and Poor
Instance Quantity	6,000
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	1992
Source of Installation Year	Custodial Staff

Deficiency	IRMA:ROOFING:DAMAGED INSULATION
Deficiency Location/Instance	



Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Roof 3

Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	IRMA:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

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Question

Response

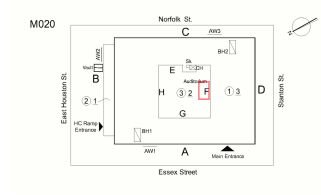
EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action

Urgency of Action
Purpose of Action
Deficiency Photo 1

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



Auditorium (above front row)

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

ROOFING DRAINS

Condition

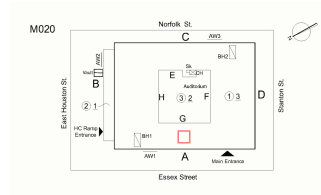
Inspected

Deficiency

3- Fair

Deficiency Location/Instance

DETERIORATED



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

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



Roof 1

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

SPECIALTIES

BULKHEAD/PENTHOUSE

Inspected

Under construction

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Question	Response
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EXTERIOR

ROOF

SPECIALTIES

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

Inspected

Material Type(s)

Glass

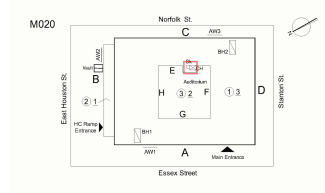
Condition

2- Between Good and Fair

Deficiency

SHAFT VENTS DAMAGED

Deficiency Location/Instance



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

Skylight

Violations

No photo recorded

No violations recorded

ROOF/GRAVITY TANK

Does not exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Inspected

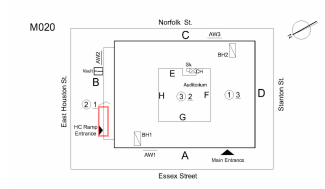
Condition

2- Between Good and Fair

Deficiency

BRICK:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3



Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	
Deficiency Photo 1	
Deficiency Photo 2	HC Ramp
Violations	No photo recorded No violations recorded
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPAIR
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
WINDOWS	Inspected
Replacement Quantity	9,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inaccessible
LINTELS	Inaccessible
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	9,000
Instance Quantity Uom	S.F.
Installation Year	1992
Source of Installation Year	Custodial Staff

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Question	Response
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EXTERIOR

WINDOWS

WINDOWS

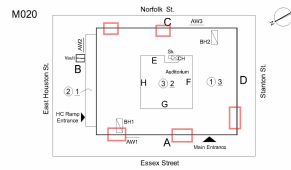
Are these windows insulated?

Yes

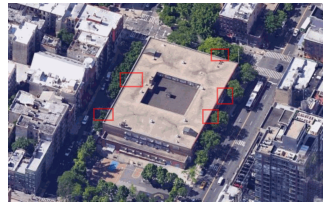
Deficiency

ALUMINUM - OTHER:DETERIORATED

Roof Plan Reference



Elevation



Elevation Reference

Facades A, C and D

Deficiency Quantity

125

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Stair B/2

Violations

No photo recorded

No violations recorded

INTERIOR

POOLS

Inspected

STRUCTURAL

Does not exist

COLUMNS/BEAMS/BEARING WALLS

Inspected

Condition

Inspected

Deficiency

3- Fair

Deficiency Location/Instance

MASONRY BEARING WALL:CRACKED/SPALLED

Deficiency Quantity

Basement and 1st Floor

Quantity Uom

85

Potential Action

S.F.

Urgency of Action

RESTITCH

Purpose of Action

PRIORITY 3

Deficiency Photo 1

LEVEL 5



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Question	Response
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INTERIOR

STRUCTURAL

COLUMNS/BEAMS/BEARING WALLS

Deficiency Photo 2
Violations

Room B7 shown, also in Room B2, B9, Cafeteria Storage Room,
Gymnasium Storage aroom
No photo recorded
No violations recorded

FLOOR STRUCTURE

Condition

Inspected

Deficiency

3- Fair
CONCRETE:CRACKS/SPALLED/REINFORCEMENT
EXPOSED

Deficiency Location/Instance

1st Floor

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPAIR

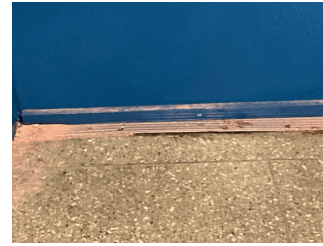
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5

Deficiency Photo 1



Deficiency Photo 2
Violations

Exit 9
No photo recorded
No violations recorded

FOUNDATION WALLS

Material Type(s)

Inspected

Condition

Concrete

Deficiency

2- Between Good and Fair

ROOF STRUCTURE

Condition

Inspected

Deficiency

2- Between Good and Fair

VAULTS-BUNKERS

Condition

Inspected

Deficiency

Does not exist

Condition

Does not exist

Deficiency

Inspected

Deficiency Location/Instance

5- Poor

Deficiency Quantity

DETERIORATED/DAMAGED VAULT/ASH HOIST DOORS
AND FRAMING

Quantity Uom

Exterior

Potential Action

1

Urgency of Action

EACH

Purpose of Action

REPLACE

Deficiency Photo 1

PRIORITY 3

LEVEL 2



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Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Vault/Ash Hoist Doors and Framing	Areaway AW2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
AUDITORIUM	
Instance on 1st Floor (408 Seats)	Inspected
Ceiling	Inspected
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Front
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Front
Violations	No photo recorded No violations recorded
Door(s)	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 1st Floor (408 Seats)	Does not exist
Fixed Seating	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats A/1,3,11, D/6, E/4, and others
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Seat A/1

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Question	Response
INTERIOR	
AUDITORIUM	
Fixed Seating	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (408 Seats)	Does not exist
Stage	
Instance on 1st Floor (408 Seats)	Inspected
Stage	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor (408 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (408 Seats)	Does not exist
CAFETERIA	
Instance on 1st Floor	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	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Deficiency Photo 1	
	Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Fixed Equipment	
Instance on 1st Floor	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	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
Instance Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
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
INTERIOR	
CAFETERIA	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 302, 345
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 302
Violations	No photo recorded No violations recorded
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Rooms 317, 318, 328, 330
Deficiency Quantity	80
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 Room 330
Violations	No photo recorded No violations recorded

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	Inspected
Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 250, 348
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 348
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	Corridor near Room 138, Room 220
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 138
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Main Entrance Lobby
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
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
	Main Entrance Lobby
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Rooms 205, 229, 234, Room 102
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 229
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 118
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 118
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	STONE:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Auditorium
Deficiency Quantity	20
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	
	Corridor near Auditorium
Deficiency Photo 2	No photo recorded
Violations	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	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Office, Entrance
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Office
Deficiency Photo 2	No photo recorded
Violations	No violations 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	Inspected

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Question	Response
INTERIOR	
GYMNASIUM	
Seating	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies 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
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Near Entrance
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	Near Entrance
Violations	No photo recorded No violations 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
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Prep Area
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	
KITCHEN	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Prep Area
Violations	No photo recorded No violations recorded
Door(s)	
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	3- Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Near Sinks, Prep Area
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Sinks
Violations	No photo recorded No violations recorded
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Near Storage Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
	Near Storage Room

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Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Sinks
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
Deficiency	PLASTER: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 216/218	Inspected
Instance on Room 216/218	Inspected
Built-in Furnishing	
Instance on Room 216/218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ceiling	
Instance on Room 216/218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING
Deficiency Location/Instance	Center

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Question	Response
INTERIOR	
LIBRARY	
Ceiling	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on Room 216/218	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on Room 216/218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 216/218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
Instance on Room B29 (44 Lockers)	Inspected
Alternative Use	Yes
Ceiling	
Instance on Room B29 (44 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
LOCKER ROOM	
Door(s)	
Instance on Room B29 (44 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room B29 (44 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Lockers	
Instance on Room B29 (44 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room B29 (44 Lockers)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
Instance on Inside Room B29	Inspected
Alternative Use	Yes
Ceiling	
Instance on Inside Room B29	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Inside Room B29	Does not exist
Floor Finish	
Instance on Inside Room B29	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Inside Room B29	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
	Does not exist
Railings	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE

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Question	Response
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INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Deficiency Location/Instance
 Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action
 Deficiency Photo 1

Stairs A/2, CD/1
 10
 S.F.
 REPLACE
 PRIORITY 3
 LEVEL 2



Deficiency Photo 2
 Violations

Stair A/2
 No photo recorded
 No violations recorded

Deficiency

Deficiency Location/Instance
 Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action
 Deficiency Photo 1

STONE:BROKEN/MISSING
 Stairs A/2, CD/2
 20
 S.F.
 REPLACE
 PRIORITY 3
 LEVEL 2



Deficiency Photo 2
 Violations

Stair A/2
 No photo recorded
 No violations recorded

Deficiency

Deficiency Location/Instance
 Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action
 Deficiency Photo 1

STONE:BROKEN/MISSING
 Corridor near Room B27
 10
 S.F.
 REPLACE
 PRIORITY 5
 LEVEL 6




Deficiency Photo 2
 Violations

Corridor near Room B27
 No photo recorded
 No violations recorded

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Stair B/2
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	Stair B/2 No photo recorded
Violations	No violations recorded
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Gymnasium Office
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	Gymnasium Office No photo recorded
Violations	No violations recorded
Floor Finish	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 138
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
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Room 138
Violations	No photo recorded 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	Room 214, Nurse Room
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	Room 214
Violations	No photo recorded No violations recorded
TOILET ROOMS - STUDENTS	
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 238, 334, 338, 349
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

TOILET ROOMS - STUDENTS

Door(s)

Deficiency Photo 1



Room 349

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

Rooms 234, 338

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 338

Deficiency Photo 2

No photo recorded

Violations

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

Room 238

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1




Room 238

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LIFE SAFETY	
F.D. HOLDING AREA	
STEEL STAIRS	
SITE	
CONTAINERIZATION	
DRAINAGE SYSTEM FOR ASPHALT	
DRAINAGE SYSTEM FOR CONCRETE	
Catch Basins/Manhole - Surrounded by Concrete	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	
DRAINAGE SYSTEM FOR SOIL	
DRINKING FOUNTAINS	
FENCES	
IRRIGATION SYSTEM	
PAVING	
Student Non-Use	
Gravel Exists?	No
Asphalt	
Concrete	
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Area
Deficiency Quantity	350
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
Pavers	
Student Use	
Site Sidewalks & Walkways	
Asphalt	
Concrete	
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	North of Building
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	North of Building
Violations	No photo recorded No violations recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Essex Street, Stanton Street, Norfolk Street
Deficiency Quantity	800
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Essex Street
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Along Essex Street, Stanton Street, Norfolk Street
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Essex Street
	No photo recorded

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Violations	No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on South Side	Inaccessible
PLAYING SURFACE	Does not exist
RETAINING WALLS	Inspected
Condition	2- Between Good and Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Along Stanton Street
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Along Stanton Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inaccessible
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

Yes

Accession No.

17013

Comments

No

Artwork exist at stated location?

No

Accession No.

19000

Comments

FM stated this was removed to permit restoration and Exterior Wall upgrades

Artwork exist at stated location?

No

Accession No.

21075

Comments

No

Artwork exist at stated location?

Yes



Accession No.

21611

Comments

No

Artwork exist at stated location?

Yes

