

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

Architectural Inspection

M040

Asset: P.S. 40 - MANHATTAN, 319 EAST 19 STREET, MANHATTAN, NY, 10003

Inspection Id	Inspection Type	Time In	Last Edited
1351	ARCHITECTURAL - ASSOCIATE	2023-11-30 08:14AM	2024-02-04 10:04PM
1365	ARCHITECTURAL - SENIOR	2023-11-30 08:22AM	2023-12-29 09:37AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Areaways, Louvers, Window Guards and Lintels, Playing Surfaces, Students Non-use Pavement, Student Use Pavement and Security Lights (scaffolding)
Principal(s) Information	
Principal Name	Rhonda Perry
Principal Organization	I.S. 255 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Principal Name	Susan Felder
Principal Organization	P.S. 40 - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Lisa Fioto
Was the Custodian Present?	Yes
Fireman	Joe Ortiz
Was the Fireman Present?	Yes
Building Square Footage	106,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+B+PH
Comments on the Year Built	1899
Student Population	906
Staff Population	123
Comments on the Number of Classrooms	48
Weather	Fair
Facade Photo	



East 19th Street - North View

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Main Entrance Photo



Facade A - East 20th Street

Roof Photo



Roof 1 - Southeast 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: 2 Students bathrooms 1st Floor
 Years: 2023
 Systems: Limited Exterior Door replacement (7 locations); Cafeteria Flooring replacement
 Years: 2017
 Systems: Limited Exterior Door replacement (7 locations)
 Years: 2017
 Systems: Limited Exterior Door replacement (7 locations); Cafeteria Flooring replacement.
 Years: 2015
 Systems: Complete Areaway Grating replacement; Limited Plaza Deck Paver, Coping, Parapet, Flashing, Leader/Gutters/Downspouts and Window Lintel replacement.
 Years: 2014
 Systems: Science Lab upgrade (4th Floor)
 Years: 2005
 Systems: Limited Roofing replacement (Roof 1 Built-up Roof)
 Years: 2000
 Systems: Complete Windows and Exterior Guards replacement
 Years: 1995
 1929
 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
No condition recorded							

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?	No

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		Yes			
Exterior Ramps and Railings	No		Yes			

Interior Routes

Corridor and Lobby H/C Lifts	No		Yes			
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	Rooms 204 and 404	Yes	No			NOT ON ACCESSIBLE ROUTE
Auditorium	1st Floor	Yes	No			NOT ON ACCESSIBLE ROUTE
Cafeteria	1st Floor	Yes	No		FM System	Yes
Classrooms	2nd - 5th Floors	Yes	No			NOT ON ACCESSIBLE ROUTE
Computer Rooms		No				
Gymnasium	1st Floor; 3rd Floor	Yes	No		FM System	Yes
Library	Room 318	Yes	No			

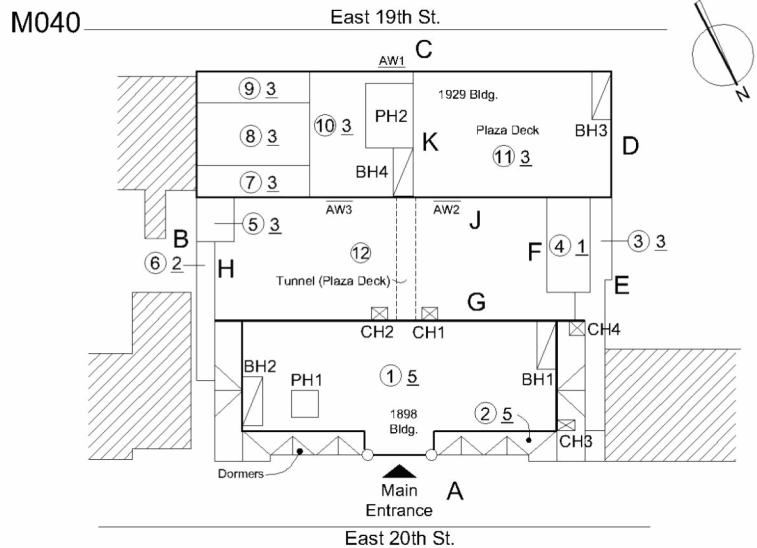
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				NOT ON ACCESSIBLE ROUTE		
Main Office						
Rooms 202 and 402	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room	No					
Nurse's Office						
Room 124	Yes	No		NOT ON ACCESSIBLE ROUTE		
Pool	No					
Science Lab						
Rooms 500 and 501	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (boys)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (girls)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (staff)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		

Building Template



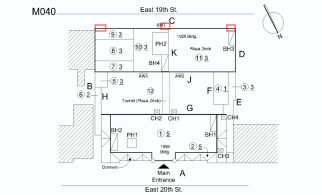

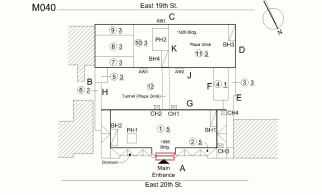
Inspection

Question	Response
Architectural	

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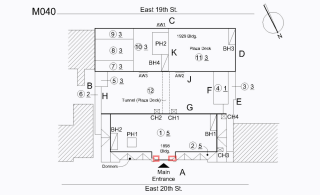

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Question	Response
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW3	Inaccessible
Instance Quantity	3
Instance Quantity Uom	EACH
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Under construction
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Under construction
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	4- Between Fair and Poor
Deficiency	METAL CLAD: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 4
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	METAL CLAD:DETERIORATED DOOR - MINOR DETERIORATION
Deficiency Quantity	
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
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	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	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded
	No violations recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	65,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	65,000
Instance Quantity Uom	S.F.
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist

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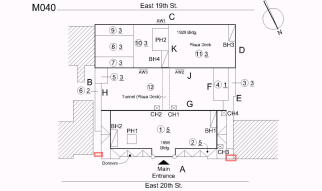

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Question	Response
EXTERIOR	
LOUVER	Inaccessible
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	10,000
Replacement Uom	C.F.
Instance on All Facades	Under construction
Instance Quantity	10,000
Instance Quantity Uom	CF
PLAZA DECK	Inspected
Instance on Pavers:Roof 11 and Tunnel	Under construction
Instance Quantity	6,000
Instance Quantity Uom	S.F.
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Under construction
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Under construction
ROOF BARRIER/FENCE	Under construction
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	21,000
Replacement Uom	S.F.
Instance on Built-Up:Roof 1	Under construction
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Deficiency	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Built-Up:Roof 1
Deficiency Quantity	11,000
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
Instance on Slate Roof:Roof 2	Inaccessible
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Instance on Modified Bitumen:Roofs 3-10	Under construction
Instance Quantity	8,000
Instance Quantity Uom	S.F.
ROOFING DRAINS	Under construction
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Under construction
CUOLA/ SPIRES/ TOWERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DORMER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE: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
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
WINDOWS	Inspected
Replacement Quantity	12,030
Replacement Uom	S.F.
EXTERIOR GUARDS	Inaccessible
LINTELS	Inaccessible
WINDOWS	Inspected
Material Type(s)	Aluminum, Solid Wood
Instance on Aluminum - Double Hung:All Facades	Under construction
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Instance on Wood:Fan Room	Inspected
Instance Condition	5- Poor
Instance Quantity	30
Instance Quantity Uom	S.F.
Installation Year	1929
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	WOOD:DETERIORATED

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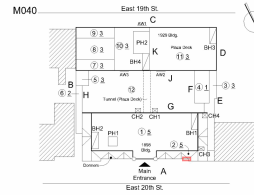
Question	Response
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EXTERIOR

WINDOWS

WINDOWS

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Fan Room

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

STEEL COLUMNS/BEAMS:DETERIORATED MASONRY
FIREPROOFING

Deficiency Quantity

Basement

Quantity Uom

40

Potential Action

S.F.

Urgency of Action

REPLACE

Purpose of Action

PRIORITY 3

Deficiency Photo 1

LEVEL 5



Deficiency Photo 2



Corridor to Boiler Room shown, also Boiler Room

No photo recorded

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Violations	No violations recorded
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED/MISSING PLASTER FIREPROOFING
Deficiency Location/Instance	Basement
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Boiler Room
Violations	No photo recorded No violations recorded
Deficiency	STEEL COLUMNS/BEAMS:MAJOR RUSTING
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Vault shown, other Vaults
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	
Condition	Inspected
Deficiency	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	50
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	
FLOOR STRUCTURE	
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room shown, also Fan Room
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Quantity	Basement
Quantity Uom	50
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
	No violations recorded
FOUNDATION WALLS	
Material Type(s)	Inspected
Condition	Masonry
Deficiency	3- Fair
Deficiency Location/Instance	STONE RUBBLE:DETERIORATED JOINTS
Deficiency Quantity	Basement
Quantity Uom	100
Potential Action	S.F.
Urgency of Action	REPOINT
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
	
Deficiency Photo 2	Tunnel
Violations	No photo recorded
	No violations recorded
ROOF STRUCTURE	
Condition	Inspected
	2- Between Good and Fair

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Question	Response
INTERIOR	
STRUCTURAL	
ROOF STRUCTURE	
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
Foundation Walls	
Condition	4- Between Fair and Poor
Deficiency	WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	Deteriorated Joints
Deficiency Location/Instance	Basement
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Slab Structure	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vault/Ash Hoist Doors and Framing	
Condition	5- Poor
Deficiency	WATER INFILTRATION
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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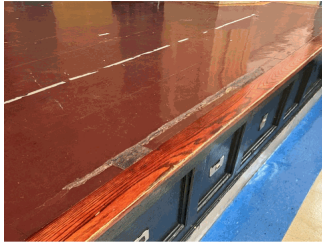
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Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Vault/Ash Hoist Doors and Framing	
Deficiency Photo 1	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded
	No violations recorded
AUDITORIUM	
Instance on 1st Floor (510 Seats)	Inspected
Ceiling	Inspected
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 1st Floor (510 Seats)	Does not exist
Fixed Seating	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats T/2
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	Seat T/2
Violations	No photo recorded
	No violations recorded
Floor Finish	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (510 Seats)	Does not exist
Stage	

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Question	Response
INTERIOR	
AUDITORIUM	
Stage	
Instance on 1st Floor (510 Seats)	Inspected
Stage	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED FLOOR
Deficiency Location/Instance	Front
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	Front
Violations	No photo recorded No violations recorded
Stage Curtain Rigging	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (510 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	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	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Near Exit 6
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 6
Violations	No photo recorded
	No violations recorded
Deficiency	METAL:MISSING 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	
Deficiency Photo 2	Entrance
Violations	No photo recorded
	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 Entrance , center
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	New
	No photo recorded

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Question	Response
INTERIOR	
CAFETERIA	
Floor Finish	
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	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
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	Rooms 300, 311, 315, 317, 511 and others
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 511
Violations	No photo recorded
	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms 214, 216, 304, 315, 323 and others
Deficiency Quantity	350
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
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES




Floor Finish

Deficiency Photo 2	Room 304
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Quantity	Rooms 311, 400, 403, 406, Corridor near Room 505 and others
Quantity Uom	1,000
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Corridor near Room 505
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Quantity	Main Entrance Vestibule
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Main Entrance Vestibule
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	TERRAZZO:CRACKS
Deficiency Quantity	Corridor near Auditorium
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
	Corridor near Auditorium
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Corridor near Gymnasium, Corridor near Room 217, 218, 312, 313, and others
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Gymnasium
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 205, 207, 210, 401, 500 and others
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 401
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Specialties	
Classroom Locker(s)	
Deficiency	No deficiencies recorded
Fixed Seating	
	Does not exist
GYMNASIUM	
	Inspected
Instance on 1st Floor	Inspected
Instance on 3rd Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
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	
	Storage Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	METAL: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
Instance on 3rd Floor	Inspected

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Question	Response
INTERIOR	
GYMNASIUM	
Door(s)	
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
Instance on 3rd 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
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS
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	
	Storage Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Seating	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not exist
Instance on 3rd Floor	Does not exist
Stage	
Instance on 1st Floor	Does not exist
Instance on 3rd Floor	Does not exist
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Columns

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Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Column
Violations	No photo recorded No violations recorded
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
Instance on 3rd 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
Deficiency Location/Instance	DETERIORATED/TORN-OUT/MISSING Stair DE/3
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	Stair DE/3
Violations	No photo recorded No violations recorded
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	

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Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance, Storage Room
Deficiency Quantity	2
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 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LIBRARY	
Instance on Room 318	Inspected
	Under construction
LOCKER ROOM	
	Does not exist
MULTI-PURPOSE ROOM	
	Does not exist
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 500	Inspected
	Inspected

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Question	Response
INTERIOR	
SCIENCE LAB	
Alternative Use	No
Instance on Room 501	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 500	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 501	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CABINETRY:MISSING/DAMAGED
Deficiency Location/Instance	Room 501
Deficiency Quantity	2
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 501
Violations	No photo recorded No violations recorded
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	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair F/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 F/2
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Door(s)	
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Stair F/1 Exit Vestibule 5
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	Stair F/1 Exit Vestibule 5
Violations	No photo recorded No violations recorded
Partition	Inspected
Condition	2- Between Good and Fair
Deficiency	GLASS PANEL:DAMAGED/DETERIORATED
Deficiency Location/Instance	Stair DE/3,4
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	Stair DE/3,4
Violations	No photo recorded No violations recorded
Railings	Inspected
Condition	5- Poor
Deficiency	METAL:MISSING
Deficiency Location/Instance	Stair BC/Bulkhead
Deficiency Quantity	28
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Railings	
Deficiency Photo 1	
Deficiency Photo 2	Stair BC/Bulkhead
Violations	No photo recorded
	No violations recorded
Deficiency	WOOD:MISSING
Deficiency Location/Instance	Stair A/2
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded
	No violations recorded
Deficiency	WOOD:DAMAGED
Deficiency Location/Instance	Stair A/4,5
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/4,5
Violations	No photo recorded
	No violations recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:BROKEN/MISSING
Deficiency Location/Instance	Exit Vestibule 4
Deficiency Quantity	10
Quantity Uom	S.F.

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Question	Response
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INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

REPLACE
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Exit Vestibule 4
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

CONCRETE:CRACKS/SPALLING - MAJOR
Stair G/1, H/1
50
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Stair G/1
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

VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Stair BC/5
10
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Stair BC/5
No photo recorded
No violations recorded

Deficiency
Deficiency Location/Instance
Deficiency Quantity

VINYL TILES:DETERIORATED SUBSTRATE
Stair BC/5
10

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair BC/5
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair DE/5, F/1-3
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	Stair DE/5
Violations	No photo recorded 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	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	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
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	Room 224
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	Room 224
Violations	No photo recorded No violations recorded
Deficiency	WOOD:DAMAGED LOUVER
Deficiency Location/Instance	5th Floor - Boys
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	5th Floor - Boys
Violations	No photo recorded No violations 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
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist

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Question	Response
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inaccessible
Culverts - Concrete Covering	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Inaccessible
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Under construction
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inaccessible
Pavers	Inaccessible
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	19th Street, 20th Street
Deficiency Quantity	450
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	19th Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	19th Street
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	19th Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Courtyard	Inaccessible
Instance on Roof	Inaccessible
PLAYING SURFACE	Inaccessible
RETAINING WALLS	Does not exist
SEATING	Inspected
Benches	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inaccessible
Bleachers	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?	Yes
Accession No.	11614
Comments	No
Artwork exist at stated location?	Yes

