

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

Architectural Inspection

M089

Asset: P.S./I.S. 89 - MANHATTAN, 201 WARREN STREET, MANHATTAN, NY, 10282

Inspection Id	Inspection Type	Time In	Last Edited
1381	ARCHITECTURAL - ASSOCIATE	2023-11-30 03:18PM	2024-01-13 04:47PM
1404	ARCHITECTURAL - SENIOR	2023-12-01 08:47AM	2024-04-15 04:58PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Veronica Najjar
Principal Organization	P.S. 89 - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	Zeynep Ozkan
Principal Organization	I.S. 289 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The adjoining restaurant's exhaust is too close to the school's HVAC intake and the smell reaches the Auditorium. 2. Many of the water fountains in the corridors are broken and require repair.
Custodian	Piotr Tekien
Was the Custodian Present?	No
Fireman	Frank Diorio
Was the Fireman Present?	Yes
Building Square Footage	95,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+PH (No Basement)
Comments on the Year Built	1998
Student Population	592
Staff Population	89
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



Corner of West Street and Warren Street - North View

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Main Entrance Photo



Facade A - Warren Street

Roof Photo



Roof 1 - South 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: Completed Elevator Upgrade, Exterior Door Repairs.

Years: 2022

Systems: School yard upgrades

Years: 2019

Systems: Complete Coping replacement

Years: 2013

Systems: Exterior Door replacement at Warren Street (main entrance)

Years: 2011

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

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						

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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	No		No			

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

Rooms 132 and 134	Yes	Yes				
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Auditorium

2nd Floor	Yes	Yes		No	Yes	
-----------	-----	-----	--	----	-----	--

Cafeteria

1st Floor	Yes	Yes		No	Yes	
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Classrooms

1st - 5th Floors	Yes	Yes				
------------------	-----	-----	--	--	--	--

Computer Rooms

	No					
--	----	--	--	--	--	--

Gymnasium

3rd Floor	Yes	Yes		No	Yes	
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Library

Room 517	Yes	Yes				
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Main Office

Rooms 208 (P.S. 89) and 512 (I.S. 289)	Yes	Yes				
--	-----	-----	--	--	--	--

Multi-purpose Room

	No					
--	----	--	--	--	--	--

Nurse's Office

Room 415	Yes	Yes				
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Pool

	No					
--	----	--	--	--	--	--

Science Lab

Rooms 401, 501	Yes	Yes				
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Toilet Rooms (boys)

1st - 5th Floors	Yes	Yes				
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Toilet Rooms (girls)

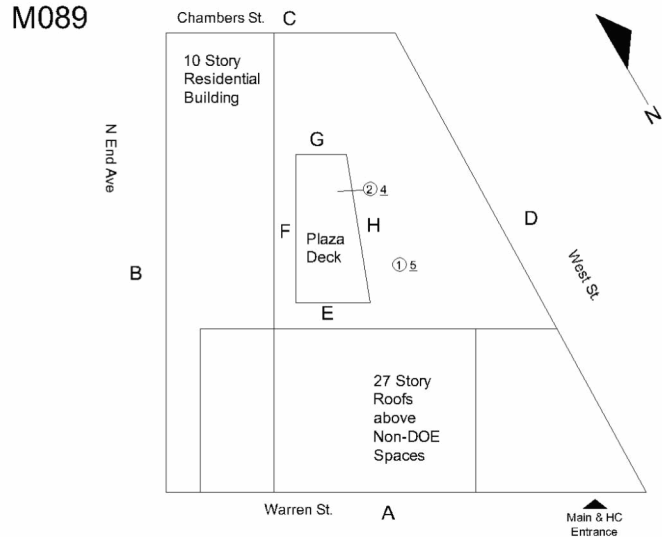
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
1st - 5th Floors	Yes	Yes				
Toilet Rooms (staff)						
1st - 5th Floors	Yes	Yes				

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Photo 1



Exit - Facade C

Deficiency Photo 2

No photo recorded

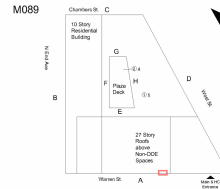
Violations

35675069L

Deficiency

METAL:DETERIORATED DOOR - MINOR DETERIORATION

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



Exit - Facade A

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

DOOR HARDWARE

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

LINTELS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

TRANSOM/SIDE LIGHT

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry

Replacement Quantity

25,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

25,000

Instance Quantity Uom

S.F.

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Question

Response

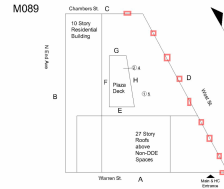
EXTERIOR

EXTERIOR WALLS

Deficiency

Roof Plan Reference

CAST IN PLACE / PRE-CAST CONCRETE:MINOR
CRACKS/SPALLING



Elevation



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

Facades A, C, D
50
S.F.
REPAIR
PRIORITY 3
LEVEL 2



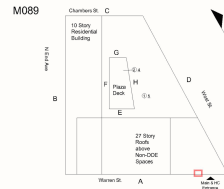
Deficiency Photo 2
Violations

Facade D at Playground
No photo recorded
No violations recorded

Deficiency

Roof Plan Reference

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR



Elevation




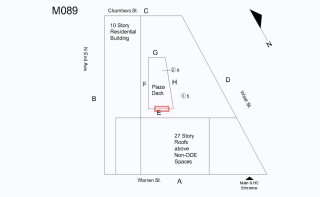

Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

Facade A
5
S.F.
REPAIR
PRIORITY 3
LEVEL 2

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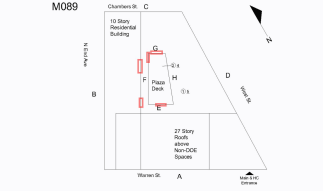
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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	3,500
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	3,500
Instance Quantity Uom	CF
Deficiency	BRICK:MINOR CRACKS, SPALLING
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
PLAZA DECK	Inspected
Instance on Pavers:Roof 2	Inspected
Instance Condition	3- Fair
Instance Quantity	1,500

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Question	Response
EXTERIOR	
PLAZA DECK	
Instance Quantity Uom	S.F.
Installation Year	1988
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
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	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on IRMA:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	10,000
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	1988
Source of Installation Year	Documented
Deficiency	IRMA:FLASHING:CAP FLASHING DAMAGED
Deficiency Location/Instance	
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question

Response

EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Photo 1



Roof 1

Deficiency Photo 2

No photo recorded

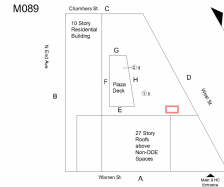
Violations

No violations recorded

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



Deficiency Photo 2

Roof 1

Violations

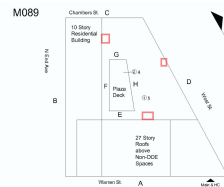
No photo recorded

Deficiency

No violations recorded

Deficiency Location/Instance

IRMA:ROOFING:LOSS OF GRAVEL



Deficiency Quantity

75

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	
ROOFING	
ROOFING	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
ROOFING DRAINS	Inspected
Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.

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Question	Response
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EXTERIOR

WINDOWS

EXTERIOR GUARDS

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

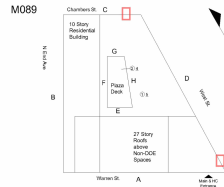
LINTELS

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

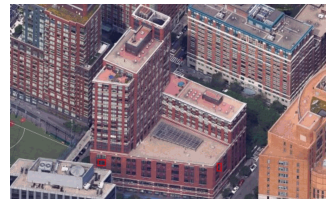
WINDOWS

Material Type(s)	Inspected
Instance on Aluminum - Other:All Facades	Aluminum
Instance Condition	Inspected
Instance Quantity	3- Fair
Instance Quantity Uom	10,000
Installation Year	S.F.
Source of Installation Year	1998
Are these windows insulated?	Documented
Deficiency	Yes

ALUMINUM - OTHER: BROKEN PANE



Elevation



Elevation Reference	Facades C and D
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	

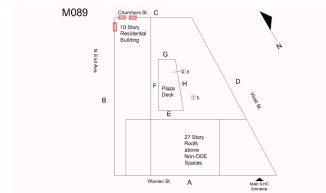


Room 526 shown, also Room 402

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

ALUMINUM - OTHER: AIR/WATER INFILTRATION

Roof Plan Reference



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Elevation Reference	Facades B and C
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE TRIM, SILLS OR WEATHERSTRIPPING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 134
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Floors 1, 2, 3 and Penthouse
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Storage Room 313 shown, also Corridor near Room 217C, Room 107 and Penthouse
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	Inspected
Condition	3- Fair
Deficiency	METAL DECK AND CONCRETE:DETERIORATED
Deficiency Location/Instance	1st Floor and Pentouse
Deficiency Quantity	75

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Sprinkler Control Room shown, also Penthouse MER
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	Not required
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Inspected
Instance on 2nd Floor (399 Seats)	Inspected
Ceiling	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Storage Room
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	Storage Room
Violations	No photo recorded No violations recorded
Door(s)	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 2nd Floor (399 Seats)	Does not exist
Fixed Seating	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
AUDITORIUM	
Fixed Seating	
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats H/125, J/9,11, K/108,132,133
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Seats J/9,11 No photo recorded
Violations	No violations recorded
Floor Finish	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Center
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	Center No photo recorded
Violations	No violations recorded
Sliding-folding Partition	
Instance on 2nd Floor (399 Seats)	Does not exist
Stage	
Instance on 2nd Floor (399 Seats)	Inspected
Stage	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	

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Question	Response
INTERIOR	
AUDITORIUM	
Stage	
Stage Curtains	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 2nd Floor (399 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor (399 Seats)	Does not exist
CAFETERIA	
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	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Near servery
Deficiency Quantity	15
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
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance , center
Deficiency Quantity	75
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	
Floor Finish	
Deficiency Photo 1	
	Near Entrance
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 servery
Deficiency Quantity	10
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
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 304, 312, 415, 506, 515 and others
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Room 506
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Quantity	Room 506, Corridor near Room 310, 507, 510
Quantity Uom	50
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Room 506
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 134
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 134
Violations	No photo recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair

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INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 301, Corridor near Room 309
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	Room 301 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 428
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	Corridor near Room 428 No photo recorded
Violations	No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 228
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	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Corridor near Room 228	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not exist
GYMNASIUM	Inspected
Instance on 3rd Floor	Inspected
Ceiling	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Office
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Office
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Instance on 3rd 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
Deficiency Photo 1	
	Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

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Question	Response
INTERIOR	
GYMNASIUM	
Fixed Equipment	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED BLEACHERS
Deficiency Location/Instance	Center
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
Sliding-folding Partition	
Instance on 3rd Floor	Does not exist
Stage	
Instance on 3rd Floor	Does not exist
Walls	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Near Entrance , perimeter
Deficiency Quantity	60
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

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Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 3rd Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	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	Servery, prep area
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	Prep area
Violations	No photo recorded
Violations	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
Instance on Room 517	Inspected
Built-in Furnishing	
Instance on Room 517	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ceiling	

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Question	Response
INTERIOR	
LIBRARY	
Ceiling	
Instance on Room 517	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Center
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	Center
Violations	No photo recorded No violations recorded
Door(s)	
Instance on Room 517	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 517	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 517	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	Inspected
Instance on Rooms 401, 501	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Rooms 401, 501	Inspected
Instance Condition	3- Fair
Deficiency	CABINTRY:MISSING/DAMAGED
Deficiency Location/Instance	Rooms 401, 501
Deficiency Quantity	12
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
SCIENCE LAB	
Fixed Equipment	
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	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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Stair A/5
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 A/5
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stair C/1
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair C/1
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	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Room 135
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	Room 135
Violations	No photo recorded No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Room 135
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	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Room 135
Violations	No photo recorded No violations recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 407
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	Room 407
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	No deficiencies recorded
LIFE SAFETY	
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	1- Good

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Question	Response
SITE	
DRAINAGE SYSTEM FOR ASPHALT	
Catch Basins/Manhole - Surrounded by Asphalt	
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE CURB:DAMAGED/DETERIORATED
Deficiency Location/Instance	Chamber Street
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	Chamber Street
Violations	No photo recorded
	No violations recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	70
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
Concrete	Does not exist
Pavers	Inspected
Condition	2- Between Good and Fair

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Question	Response
SITE	
PAVING	
Student Use	
Pavers	
Deficiency	No deficiencies recorded
Site Sidewalks & Walkways	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Chamber Street , Warren Street
Deficiency Quantity	325
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Chamber Street
Violations	No photo recorded
	No violations recorded
Pavers	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PLAYGROUNDS	Inspected
Instance on Schoolyard	Inspected
Benches	
Instance on Schoolyard	Does not exist
Fence	
Instance on Schoolyard	Does not exist
Pavement	
Instance on Schoolyard	Does not exist
Play Equipment	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Schoolyard	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Inspected
Benches	Inspected
Concrete	Inspected
Condition	2- Between Good and Fair

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Question	Response
SITE	
SEATING	
Benches	
Concrete	
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED
Deficiency Location/Instance	Schoolyard
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	Schoolyard No photo recorded
Violations	No violations recorded
Bleachers	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3- Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Schoolyard , Warren Street
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	Schoolyard No photo recorded
Violations	No violations recorded
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?	Yes
Accession No.	21612
Comments	No
Artwork exist at stated location?	Yes

