

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

Architectural Inspection

M163

Asset: P.S. 163 - MANHATTAN, 163 WEST 97 STREET, MANHATTAN, NY, 10025

Inspection Id	Inspection Type	Time In	Last Edited
110	ARCHITECTURAL - ASSOCIATE	2023-10-11 08:54AM	2023-11-06 02:55PM
125	ARCHITECTURAL - SENIOR	2023-10-11 07:11AM	2024-06-16 11:22AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Awnings/Canopies, Louvers, Leaders/Gutters, Window Guards, Lintels, Security Lights and Site Fences (scaffolding and netting); Vault (storage); Boys Shower Room 138 (no key)
Principal(s) Information	
Principal Name	Donny Lopez
Principal Organization	P.S. 163 - Manhattan
Meeting with Principal?	No
Principal Feedback	The Assistant Principal, Ms Emily Little, provided comments on behalf of the Principal as follows: Basement Floods with heavy rain and needs to be remedied.
Custodian	Christopher Miele
Was the Custodian Present?	Yes
Fireman	Jabar Smith
Was the Fireman Present?	Yes
Building Square Footage	73,000
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	1958
Student Population	530
Staff Population	90
Comments on the Number of Classrooms	30
Weather	Fair
Facade Photo	



West 97th Street - South View

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Main Entrance Photo



Facade A - East Parking Lot

Roof Photo



Roof 1 - North View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Gymnasium Flooring repairs.

Years: 2022

Systems: 1st Floor staff Bathrooms, Gym Flooring.

Years: 2021

Systems: 1st Floor staff HC Bathrooms.

Years: 2021

Systems: Stair and HC Ramp repaired at Exit 3.

Years: 2020

Systems: New Playground added, 1st Floor boys and girls and 2nd floor boys accessible Toilet Room.

Years: 2018

Systems: 1st Floor boys and girls and 2nd floor boys accessible Toilet Room.

Years: 2018

Systems: Complete Bulkhead Door replacement.

Years: 2013

Systems: Partial Exterior Door replacement.

Years: 2010

Systems: Partial Flooring replacement at the Auditorium, new Roof Barrier and Paving replacement.

Years: 2007

Systems: New Roof Barrier and Paving replacement.

Years: 2007

No New Construction

Have there been any New Building Additions?

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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						

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 305	Yes	No			NOT ON ACCESSIBLE ROUTE	
Auditorium						
1st Floor	Yes	Yes			FM System	Yes
Cafeteria						
1st Floor	Yes	Yes			FM System	Yes
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms						
Room 209	Yes	No				

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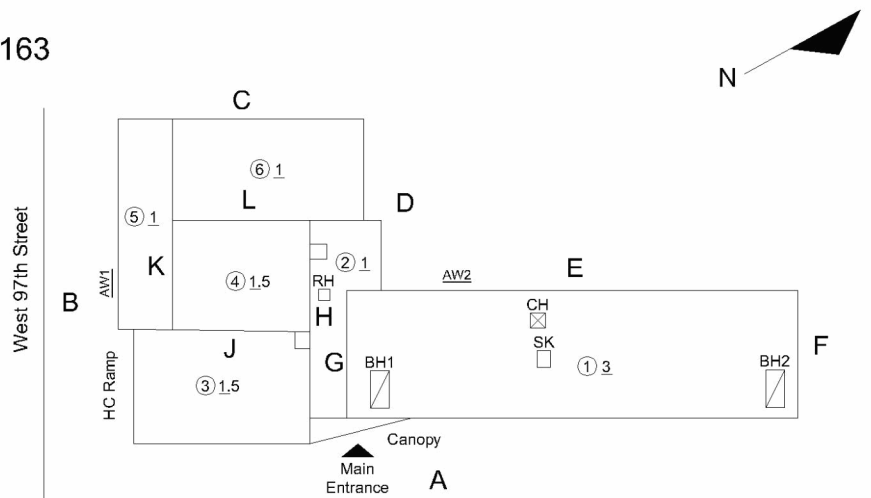
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				NOT ON ACCESSIBLE ROUTE		
Gymnasium						
1st Floor	Yes	Yes			FM System	Yes
Library						
Room 219	Yes	No		NOT ON ACCESSIBLE ROUTE		
Main Office						
Room 115	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room 140	Yes	Yes				
Pool	No					
Science Lab						
Room 218	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (boys)						
Room 108	Yes	Yes				
Toilet Rooms (girls)						
Room 114	Yes	Yes				
Toilet Rooms (staff)						
1st Floor	Yes	Yes				

Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW2	Inspected
Instance Condition	3- Fair

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Question	Response
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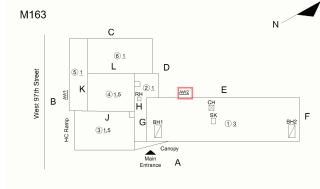
EXTERIOR


AREAWAY

Instance Quantity	2
Instance Quantity Uom	EACH

Deficiency	AREAWAY WALLS:CRACKS AND SPALLING
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Deficiency Location/Instance

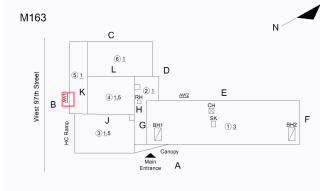



Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

Deficiency	AREAWAY STAIRS:DETERIORATED MATERIAL SLIDE
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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

Deficiency	AREAWAY DRAINS:DETERIORATED
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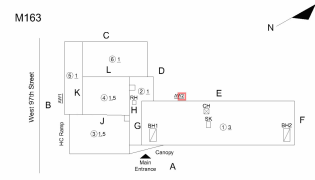
Question

Response

EXTERIOR

AREAWAY

Deficiency Location/Instance



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

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



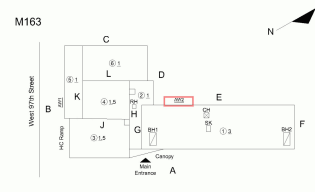
Deficiency Photo 2
Violations

Areaway AW2
No photo recorded
No violations recorded

Deficiency

Deficiency Location/Instance

AREAWAY SLAB: CRACKS AND SPALLING



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

15
S.F.
REPAIR
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Areaway AW2
No photo recorded
No violations recorded

AWNINGS AND CANOPIES

Inaccessible

CHIMNEY

Inspected

Material Type(s)

Masonry

Condition

1- Good

Deficiency

No deficiencies recorded

COPING

Under construction

CORNICE

Does not exist

DOORS

Inspected

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Inspected

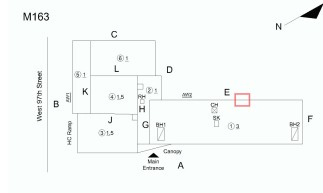
Condition

3- Fair

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

3

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 6

Violations

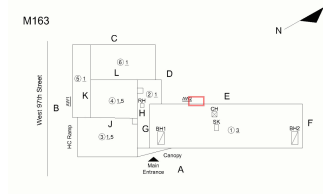
No photo recorded

No violations recorded

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Areaway AW2

Violations

No photo recorded

No violations recorded

DOOR HARDWARE

Inspected

Condition

3- Fair

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Question	Response
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EXTERIOR

DOORS

DOOR HARDWARE

Deficiency	No deficiencies recorded
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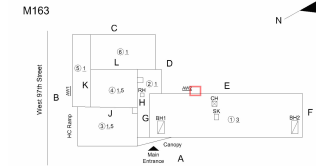
LINTELS

Inspected

Condition	2- Between Good and Fair
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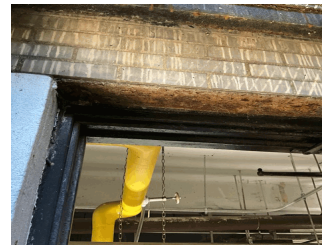
Deficiency	STEEL:MAJOR RUSTING
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Deficiency Location/Instance



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

5
L.F.
REPLACE
PRIORITY 3
LEVEL 2



Areaway AW2

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

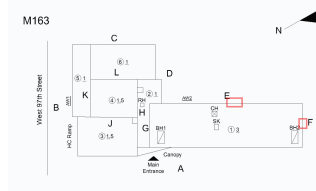
TRANSOM/SIDE LIGHT

Inspected

Condition	3- Fair
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Deficiency	METAL:BROKEN GLASS
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Deficiency Location/Instance



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

15
S.F.
MAINTENANCE
PRIORITY 5
LEVEL 2



Exit 7

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

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Question	Response
EXTERIOR	
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry, Other
Replacement Quantity	27,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	27,000
Instance Quantity Uom	S.F.
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
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	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Under construction
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inaccessible
ROOF BARRIER/FENCE	Under construction
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	33,000
Replacement Uom	S.F.
Instance on Built-Up:All Roofs	Under construction
Instance Quantity	33,000
Instance Quantity Uom	S.F.
Deficiency	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Built-Up:All Roofs
Deficiency Quantity	33,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOFING DRAINS	Under construction
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Under construction
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	3- Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR

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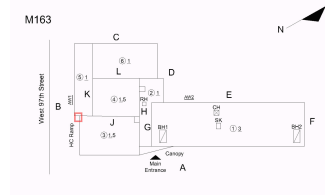
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

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

Exit 3

Violations

No photo recorded

No violations recorded

RAILINGS

Condition

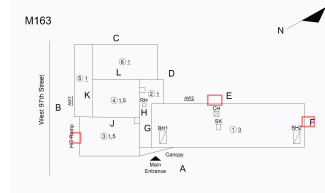
Inspected

Deficiency

3- Fair

Deficiency Location/Instance

RUST - MAJOR



Deficiency Quantity

15

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

HC Ramp at Exit 3

Violations

No photo recorded

No violations recorded

STAIRS/RAMPS

Condition

Inspected

Deficiency

3- Fair

CONCRETE:CRACKS/SPALLING - MINOR

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Question

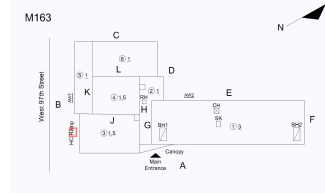
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

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

HC Ramp at Exit 3

Violations

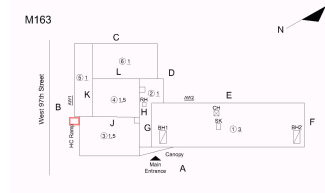
No photo recorded

No violations recorded

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 3

Violations

No photo recorded

No violations recorded


Deficiency

STONE: DETERIORATED JOINTS

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	L.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 2
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	11,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inaccessible
LINTELS	Inaccessible
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Under construction
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:All Facades
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
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	Basement
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CONCRETE BEARING WALL:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Quantity	Basement
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
Deficiency Photo 2	
Violations	Corridor
	No photo recorded
	No violations recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Inaccessible
AUDITORIUM	Inspected
Instance on 1st Floor (416 Seats)	Inspected
Ceiling	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
AUDITORIUM	
Fixed H/C Lift	
Instance on 1st Floor (416 Seats)	Does not exist
Fixed Seating	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats B/108, C/110, D/12, E/8, 111, and others
Deficiency Quantity	15
Quantity Uom	EACH
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
Floor Finish	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (416 Seats)	Does not exist
Stage	
Instance on 1st Floor (416 Seats)	Inspected
Stage	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	WORN/DETERIORATED
Deficiency Location/Instance	Stage Right
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	
AUDITORIUM	
Stage	
Stage Curtains	
Deficiency Photo 1	
Deficiency Photo 2	Stage Right
Violations	No photo recorded No violations recorded
Walls	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stage Rear
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	Stage Rear
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (416 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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

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Question	Response
INTERIOR	
CAFETERIA	
Floor Finish	
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	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Near Drinking Fountain
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	Near Drinking Fountain
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 138
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 138
Violations	No photo recorded No violations recorded
Door(s)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 137, Corridor near Cafeteria, Exit 3 Vestibule
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	Corridor near Room 137 No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 1st Floor	Inspected
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

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Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Instance Condition	3- Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	East, West, North, South Side
Deficiency Quantity	200
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	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	South, East Side, near Drinking Fountain
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	No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
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
Deficiency Quantity	20

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Question	Response
INTERIOR	
KITCHEN	
Ceiling	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Servery
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	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Servery
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	Servery
Violations	No photo recorded No violations recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Servery
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	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Servery
Violations	No photo recorded No violations recorded
LIBRARY	Inspected
Instance on Room 219	Inspected
Built-in Furnishing	
Instance on Room 219	Does not exist
Ceiling	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 219	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 219	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 Room 218	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Inspected
Instance on Room 140	Inspected
Alternative Use	Yes
Instance on Room 138	Inaccessible
Ceiling	
Instance on Room 140	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	

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Question	Response
INTERIOR	
SHOWER ROOM	
Door(s)	
Instance on Room 140	Does not exist
Floor Finish	
Instance on Room 140	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 140	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Stairs A/2, C/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stair A/2
Deficiency Photo 2	No photo recorded
Violations	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

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 201, 301, in Room 140
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 301
Violations	No photo recorded
	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	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
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist

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Question	Response
SITE	
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED COVER
Deficiency Location/Instance	Near Southeast corner of the building
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	Near Southeast corner of the building
Violations	No photo recorded
	No violations recorded
Culverts - Concrete Covering	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inaccessible
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Along East Facade
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along East Facade
Violations	No photo recorded No violations recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along West 97th Street
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along West 97th Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Does not exist
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	No deficiencies recorded
SEATING	Inspected
Benches	Inspected
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SITE	
SEATING	
Bleachers	Inspected
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
Site Cheek/flank Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs/ramps	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Does the SCA expect asset to have artwork?

No