

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

**Architectural Inspection**

**M233**

**Asset: ALTERNATIVE LEARNING CENTER - MANHATTAN, 601 WEST 183 STREET, MANHATTAN, NY, 10033**

Inspection Id	Inspection Type	Time In	Last Edited
819	ARCHITECTURAL - ASSOCIATE	2023-11-08 11:35AM	2024-06-14 12:21PM
832	ARCHITECTURAL - SENIOR	2023-11-08 09:40AM	2024-06-12 10:12AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Ash Hoist Vault (permanently sealed)
Principal(s) Information	
Principal Name	Grace Zwillenberg
Principal Organization	Alternative Learning Center - Manhattan
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with the following comments: 1) Rooms 106 and 107 are currently off limits and need major repairs in order to be used. 2) The wiring needs to be updated in order to support air conditioning. 3) The building is extremely hot during warm months and cold during the winter months. 4) Many rooms have paint chipping off of the ceiling (including the cafeteria) due to water damage. 5) There is scaffolding on the building that might be contributing to the water damage. 6) The elevator needs to be updated.
Custodian	Anthony Ortiz
Was the Custodian Present?	No
Fireman	Jose Deleon (Handyman)
Was the Fireman Present?	Yes
Building Square Footage	32,000
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	1928
Student Population	180
Staff Population	33
Comments on the Number of Classrooms	12
Weather	Fair
Facade Photo	



Corner of West 183rd Street and St. Nicholas Avenue - North View

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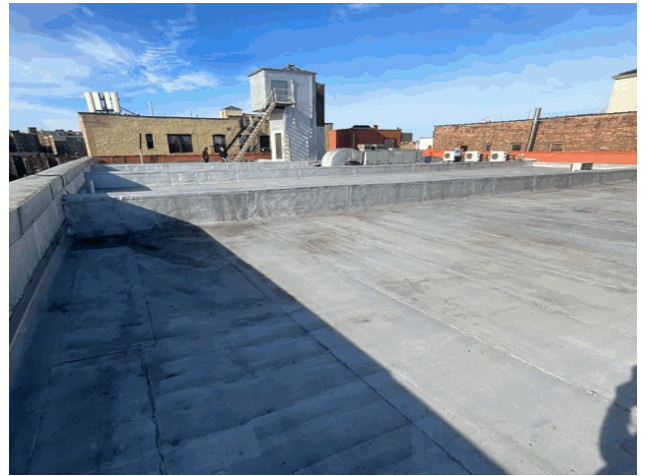
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Main Entrance Photo



Facade A - West 183rd Street

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: New Skylight and Door at Bulkhead; Broken Window in Room 204 replaced; Exterior wall (Facade B) patched and painted; Partial Coping and Parapet repair; Bulkhead repair

Years: 2022

Systems: Limited Exterior wall pointing and Windows Balance Replacement.

Years: 2020

Systems: Partial Window Balances repairs.

Years: 2013

Systems: Complete Roofing replacement; Partial Coping replacement; Partial Parapet and Exterior Masonry repairs; Areaway Grating and Vault Door replacement

Years: 2012

Systems: Partial Windows replacement.

Years: 1996

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2009

Inspection Type

Full Inspection

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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No condition recorded

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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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		No		SADDLE HEIGHT > 1/2"		
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	Yes	No		CAB SIZE < 51 IN. DEEP		
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

**Rooms & Spaces**

Art Rooms	No					
Auditorium	No					
Cafeteria						
Basement	Yes	No		NOT ON ACCESSIBLE ROUTE	No	No
Classrooms						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Computer Rooms						
Room 306	Yes	No		NOT ON ACCESSIBLE ROUTE		
Gymnasium						
1st Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	No	No
Library	No					
Main Office						
Room 103	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room	No					
Nurse's Office						

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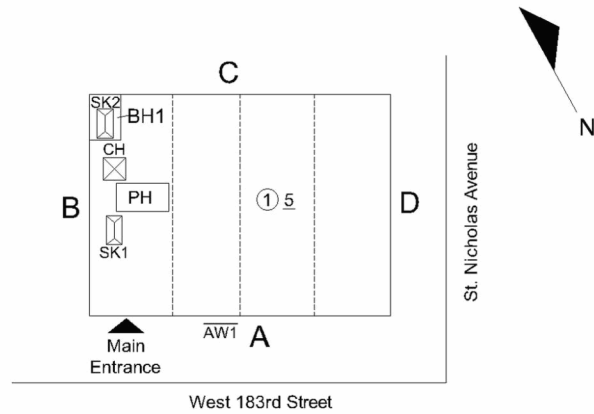
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Room 202 (Mezzanine)	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Toilet Rooms (girls)</b>						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Toilet Rooms (staff)</b>						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		

**Building Template**

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**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:DETERIORATED JOINTS

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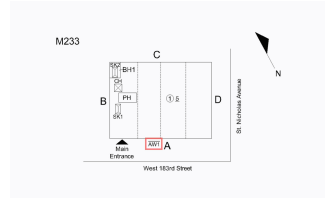
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Question	Response
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**EXTERIOR**

**AREAWAY**

Deficiency Location/Instance



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

60  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Areaway AW1  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**AWNINGS AND CANOPIES**

Does not exist

**CHIMNEY**

Material Type(s)

Inspected  
Masonry

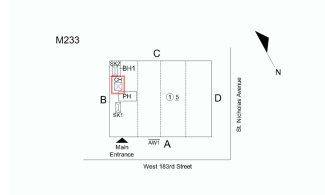
Condition

3- Fair

Deficiency

BRICK:MINOR CRACKS, SPALLING

Deficiency Location/Instance



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

25  
S.F.  
RESTITCH  
PRIORITY 3  
LEVEL 2



Chimney CH  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**COPING**

Condition

Inspected  
2- Between Good and Fair

Deficiency

TERRA COTTA:CRACKED/BROKEN PIECES

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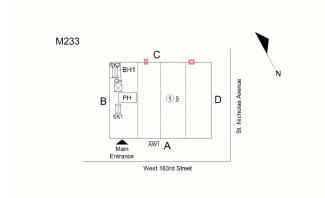
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Question	Response
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**EXTERIOR**

**COPING**

Deficiency Location/Instance



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

10  
L.F.  
REPLACE-IN-KIND  
PRIORITY 3  
LEVEL 2



Roof 1 - Facade C

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**CORNICE**

Does not exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

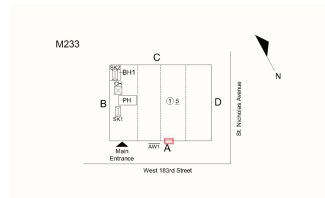
Condition

4- Between Fair and Poor

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



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

1  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



Exit 2

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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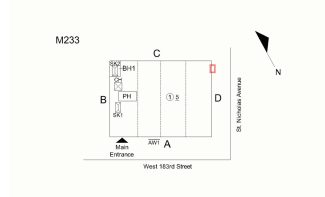
Question	Response
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**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 4

Deficiency Photo 1



Exit 3

Deficiency Photo 2

No photo recorded

Violations

35657845X

**DOOR HARDWARE**

Inspected

Condition

3- Fair

Deficiency

No deficiencies recorded

**LINTELS**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**TRANSOM/SIDE LIGHT**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**EXTERIOR WALLS**

Inspected

Material Type(s)

Masonry

Replacement Quantity

14,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

14,000

Instance Quantity Uom

S.F.

Deficiency

BRICK:DETERIORATED JOINTS

Roof Plan Reference



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**Question**

**Response**

**EXTERIOR**

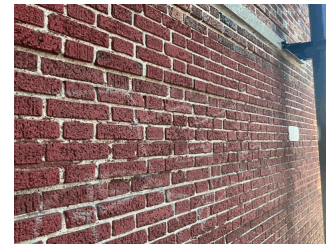
**EXTERIOR WALLS**

Elevation



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

Facade A  
500  
S.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



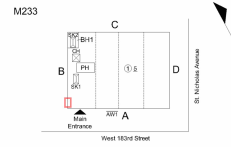
Deficiency Photo 2  
Violations

Facade A  
No photo recorded  
No violations recorded

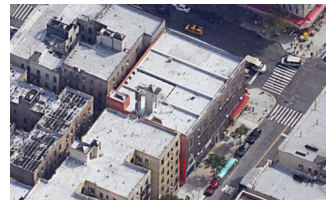
Deficiency

Roof Plan Reference

STUCCO CEMENT SURFACE:CRACKS, SPALLING



Elevation



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

Facade B  
20  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2

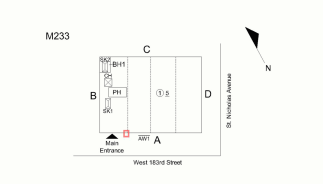


Facade B  
No photo recorded



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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Violations	No violations recorded
Deficiency	STONE:DETERIORATED JOINTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facade A
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	No photo recorded
Violations	No violations recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,500
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,500
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not exist
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	Inspected
Replacement Quantity	7,500
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	7,500
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2012
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Does not exist
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Material Type(s)	Glass
Condition	3- Fair
Deficiency	BROKEN GLASS
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>SKYLIGHT/ROOF VENT</b>	
Deficiency Photo 1	
Deficiency Photo 2	SK1
Violations	No photo recorded No violations recorded
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not exist
<b>RAILINGS</b>	Does not exist
<b>STAIRS/RAMPS</b>	Inspected
Condition	3- Fair
Deficiency	STONE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 1
Violations	No photo recorded No violations recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	2,500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected

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Question	Response
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**EXTERIOR**

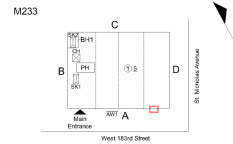
**WINDOWS**

**WINDOWS**

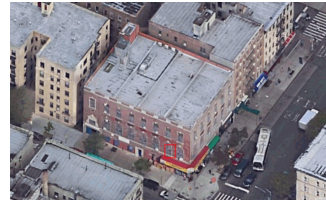
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Installation Year	1996
Source of Installation Year	Documented
Are these windows insulated?	Yes

Deficiency ALUMINUM - DOUBLE HUNG:BROKEN PANE

Roof Plan Reference



Elevation



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

Facade A  
10  
S.F.  
MAINTENANCE  
PRIORITY 5  
LEVEL 2



Room 205

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Steel:Facades A, B and C	Inspected
Instance Condition	5- Poor
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	1950
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	STEEL:DETERIORATED

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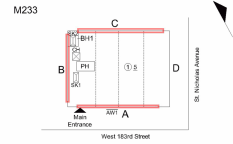
Question	Response
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**EXTERIOR**

**WINDOWS**

**WINDOWS**

Roof Plan Reference



Elevation



Facade A, B, C

Elevation Reference

Deficiency Quantity

500

Quantity Uom

S.F.

Potential Action

REPLACE WINDOW

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Kitchen

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**INTERIOR**

**POOLS**

Inspected

**STRUCTURAL**

Does not exist

**COLUMNS/BEAMS/BEARING WALLS**

Inspected

Condition

Inspected

Deficiency

3- Fair

Deficiency Location/Instance

CONCRETE  
COLUMNS/BEAMS:CRACKED/SPALLED/REINFORCEMENT  
EXPOSED

Deficiency Quantity

Basement

Quantity Uom

25

Potential Action

S.F.

Urgency of Action

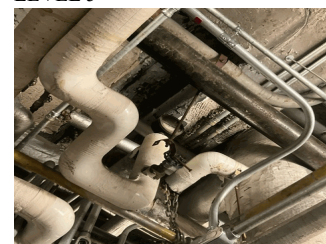
REPAIR

Purpose of Action

PRIORITY 3

Deficiency Photo 1

LEVEL 5





Boiler Room B01

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>FLOOR STRUCTURE</b>	
Condition	Inspected
Condition	3- Fair
Deficiency	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room shown, also Boiler Room
Violations	No photo recorded
Violations	No violations recorded
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
Deficiency Photo 1	
Deficiency Photo 2	Gas Meter Room shown, also Mechanical Room
Violations	No photo recorded
Violations	No violations recorded
<b>FOUNDATION WALLS</b>	
Material Type(s)	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	STONE RUBBLE:DETERIORATED JOINTS
Deficiency Location/Instance	Basement
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	BRICK:CRACKED/SPALLED
Deficiency Quantity	Basement
Quantity Uom	15
Potential Action	S.F.
Urgency of Action	RESTITCH
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
	
Deficiency Photo 2	Boiler Room B01
Violations	No photo recorded
	No violations recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	
Foundation Walls	Inspected
Slab Structure	Inaccessible
Vault/Ash Hoist Doors and Framing	Inaccessible
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	NOT IN USE / DETERIORATED
Deficiency Quantity	Basement
Quantity Uom	2
Potential Action	EACH
Urgency of Action	REMOVE AND SEAL
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	

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<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>VAULTS-BUNKERS</b>	
<b>Vault/Ash Hoist Doors and Framing</b>	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded
	No violations recorded
<b>AUDITORIUM</b>	Does not exist
<b>CAFETERIA</b>	Inspected
Instance on Basement	Inspected
<b>Ceiling</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Basement	Does not exist
<b>Floor Finish</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Near kitchen
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	Near kitchen
Violations	No photo recorded
	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on Basement	Does not exist
<b>Stage</b>	
Instance on Basement	Does not exist
<b>Walls</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Kitchen
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
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Near Kitchen
Violations	No photo recorded No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Basement	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room B01
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 B01
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room 309, Corridor near Room 210
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	Corridor near Room 309
Violations	No photo recorded No violations recorded

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 103, 104, 307, 309
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 104 No photo recorded
Violations	No violations recorded
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Room 301
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 301 No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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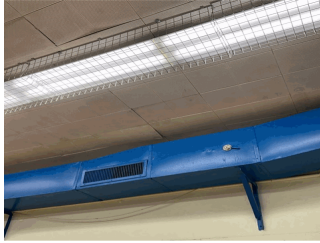

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance Lobby
Violations	No photo recorded
	No violations recorded
Deficiency	SHEET VINYL:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms 301, 303, 306, Corridor near Room 301, 309 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	
Deficiency Photo 2	Corridor near Room 309
Violations	No photo recorded
	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Rooms 103, 208, Corridor near RoomB03, 201, Corridor near Cafeteria
Deficiency Quantity	150
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 Cafeteria
Violations	No photo recorded
	No violations recorded
<b>Specialties</b>	Inspected
<b>Classroom Locker(s)</b>	Inspected
Condition	2- Between Good and Fair

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Specialties</b>	
<b>Classroom Locker(s)</b>	
Deficiency	No deficiencies recorded
<b>Fixed Seating</b>	
	Does not exist
<b>GYMNASIUM</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Center, Near Entrance
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	Center
Violations	No photo recorded
	No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded
	No violations recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	

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Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
<b>Seating</b>	
Instance on 1st Floor	Does not exist
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Does not exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Columns, Near Entrance
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Walls</b>	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
Deficiency	3- Fair No deficiencies recorded
<b>INTERIOR GUARDS</b>	
Condition	Does not exist
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>Ceiling</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	QUARRY TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	15
Quantity Uom	S.F.

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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	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	
	Prep area
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>LIBRARY</b>	Does not exist
<b>LOCKER ROOM</b>	Does not exist
<b>MULTI-PURPOSE ROOM</b>	Does not exist
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SHOWER ROOM</b>	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Stair A/1
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
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/1
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Stair A/2, D/Basement
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded No violations recorded
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Stair A/1,2, C/Basement
Deficiency Quantity	25
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
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Stairs and Landings</b>	
Deficiency Photo 2	Stair A/1
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CERAMIC TILE:BROKEN/MISSING
Deficiency Quantity	Stair A/2,3
Quantity Uom	15
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair A/2
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Quantity	Stair A/1, C/Basement
Quantity Uom	15
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair A/1
Violations	No photo recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair C/Basement, D/Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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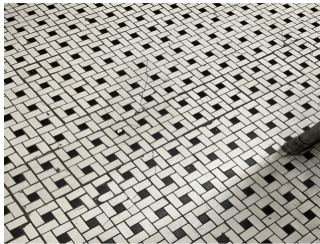
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Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair C/Basement
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	Inspected
Condition	3- Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room B2
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 B2
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Room B9
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 B9
Violations	No photo recorded No violations recorded

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	
Deficiency	METAL:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Room B2
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 B2 No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	5- Poor
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Inside Room 202M, 300M
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	Inside Room No photo recorded
Violations	No violations recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	3- Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room B2, B9
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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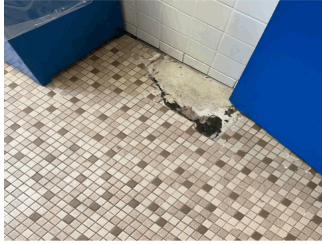

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room B2
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CERAMIC TILE:BROKEN/ MISSING
Deficiency Quantity	Room B9, Inside Room 202m
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Room B9
Violations	No photo recorded
	No violations recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>Door(s)</b>	No deficiencies recorded
Condition	Inspected
Deficiency	5- Poor
Deficiency Location/Instance	WOOD:DETERIORATED DOOR
Deficiency Quantity	Room 310, 311
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Room 310
	No photo recorded

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Door(s)</b>	
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 210
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 210
Violations	No photo recorded No violations recorded
<b>Stalls</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 311
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 311
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Rooms 210, 311
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 311
Violations	No photo recorded No violations recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	183rd Street, St. Nicholas Avenue
Deficiency Quantity	525
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	183rd Street
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist

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Question	Response
<b>SITE</b>	
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?

No