

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

Architectural Inspection

M816

Asset: P.S. 527 - EAST SIDE SCHOOL FOR SOCIAL ACTION - MANHATTAN, 323 EAST 91 STREET,
MANHATTAN, NY, 10128

Inspection Id	Inspection Type	Time In	Last Edited
847	ARCHITECTURAL - ASSOCIATE	2023-11-09 10:34AM	2023-11-09 03:20PM
880	ARCHITECTURAL - SENIOR	2023-11-09 11:10AM	2024-06-12 10:19AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Areaway 2 (storage)
Principal(s) Information	
Principal Name	Stacie Lorraine
Principal Organization	P.S. 527 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The roof leaks in two student occupied areas require repair. 2. The lighting in the basement is insufficient and in need of upgrading.
Custodian	Seamus Dooley
Was the Custodian Present?	No
Fireman	Luis Pagoada (Handyman)
Was the Fireman Present?	Yes
Building Square Footage	76,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	6+B+PH
Comments on the Year Built	1890
Student Population	391
Staff Population	65
Comments on the Number of Classrooms	22
Weather	Fair
Facade Photo	



East 91st Street - North View

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Main Entrance Photo



Facade A - East 91st Street

Roof Photo



Roof 1 - Southwest 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: Limited Coping replacement.

Years: 2023

Systems: Boiler Room floor repaired and raised by maintaining the boiler area level.

Years: 2019

Systems: Limited structural repairs (additional steel bracing at Boiler Room)

Years: 2015

Systems: Interior renovation of the 5th and 6th Floors for conversion to classroom use.

Years: 2012

Systems: Interior renovation of the Basement through 4th Floor for conversion to school use; Limited Roofing replacement (all except Slate roofs); New Exterior Wall Panels at the Rooftop play yard.

Years: 2009

Systems: Limited roofing replacement (all except Slate roofs); new exterior wall panels at the rooftop play yard.

Years: 2009

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2009

Inspection Type


Full Inspection

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Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Tripping Hazards	Severely damaged stair treads are a potential tripping hazard	Interior Stairs and Landings	Stair B/1, Gallery	Luis Pagoda	Handyman	

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded						

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the Primary or secondary entrance on an accessible route?	No

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits		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	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

Art Rooms

Room 407	Yes	No		NOT ON ACCESSIBLE ROUTE		
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Auditorium

	No					
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Cafeteria

Basement	Yes	No		NOT ON ACCESSIBLE ROUTE	No	Yes
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Classrooms

1st - 6th Floors	Yes	No		NOT ON ACCESSIBLE ROUTE		
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Computer Rooms

	No					
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Gymnasium

	No					
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Library

Room 301	Yes	No				
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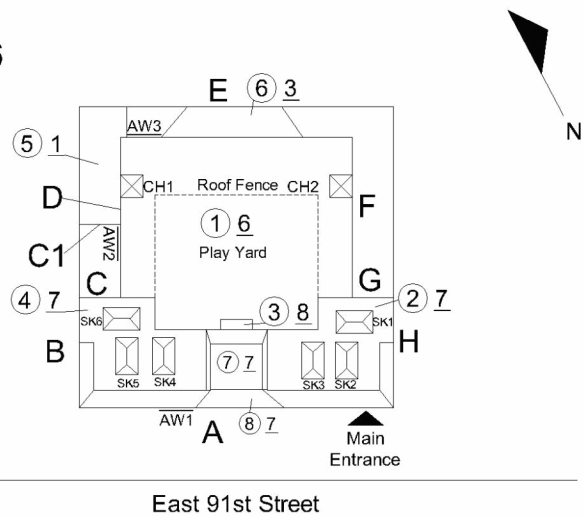
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				NOT ON ACCESSIBLE ROUTE		
Main Office						
Room 110	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room						
1st Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	No	Yes
Nurse's Office						
Room 104	Yes	No		NOT ON ACCESSIBLE ROUTE		
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st - 6th Floors	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (girls)						
1st - 6th Floors	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (staff)						
1st - 6th Floors	Yes	No		NOT ON ACCESSIBLE ROUTE		

Building Template

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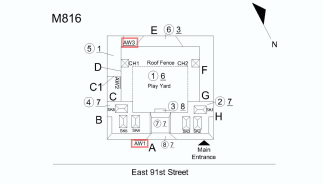

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected

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Question	Response
EXTERIOR	
AREAWAY	
Instance on AW1 and AW3	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	AREAWAY SLAB:CRACKS AND SPALLING
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	AW1
Violations	No photo recorded No violations recorded
Instance on AW2	Inaccessible
Instance Quantity	1
Instance Quantity Uom	EACH
AWNINGS AND CANOPIES	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	
Material Type(s)	Inspected
Condition	Masonry
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
COPING	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	
DOORS AND FRAMES	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	METAL: AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING

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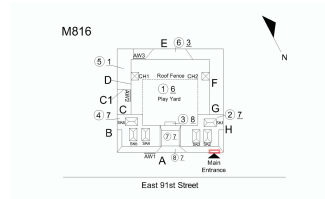
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



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

15
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Exit 1
No photo recorded
No violations recorded

Deficiency Photo 2
Violations

DOOR HARDWARE

Condition

Inspected

Deficiency

3- Fair

LINTELS

Condition

Inspected

Deficiency

2- Between Good and Fair

TRANSOM/SIDE LIGHT

Condition

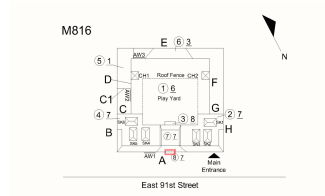
Inspected

Deficiency

2- Between Good and Fair

Deficiency Location/Instance

METAL: BROKEN GLASS



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

10
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Facade A - MPR Entrance

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Question	Response
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EXTERIOR

DOORS

TRANSOM/SIDE LIGHT

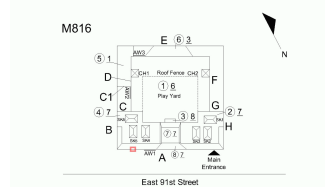
Deficiency Photo 2
Violations

No photo recorded
No violations recorded

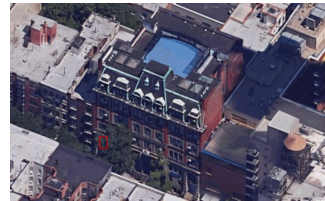
EXTERIOR WALLS

Material Type(s)
Replacement Quantity
Replacement Uom
Instance on All Facades
Instance Condition
Instance Quantity
Instance Quantity Uom
Deficiency
Roof Plan Reference

Inspected
Masonry
30,000
S.F.
Inspected
3- Fair
30,000
S.F.
STONE:CHIPPED/SPALLED/BROKEN PIECES - MAJOR



Elevation



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

Facade A
10
S.F.
REPLACE
PRIORITY 4
LEVEL 2

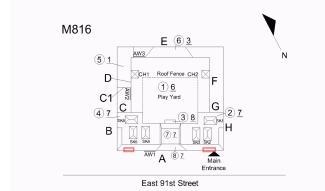


Deficiency Photo 2
Violations

Facade A
No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR



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Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Facade A
10
S.F.
REPAIR
PRIORITY 3
LEVEL 2

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



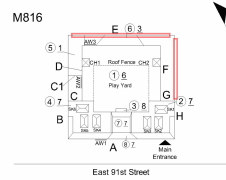
Facade A
No photo recorded
No violations recorded

Deficiency Photo 2
Violations

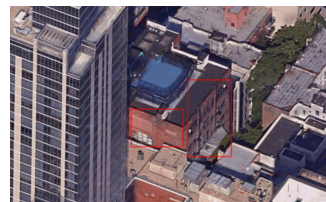
Deficiency

BRICK:DETERIORATED JOINTS

Roof Plan Reference



Elevation



Facade E and F
200
S.F.
REPOINT
PRIORITY 3
LEVEL 2

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



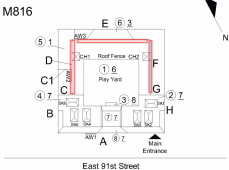

Facade E
No photo recorded

Deficiency Photo 2

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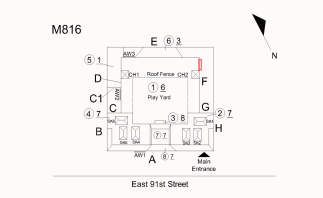

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,050
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	1,050
Instance Quantity Uom	CF
Deficiency	BRICK:MINOR CRACKS, SPALLING
Deficiency Location/Instance	
Deficiency Quantity	30
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
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist

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EXTERIOR	
ROOF	
ROOFING	
ROOFING	Inspected
Replacement Quantity	8,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roofs 1-7	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	7,000
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	2012
Source of Installation Year	Custodial Staff
Deficiency	MODIFIED BITUMEN:FLASHING:BASE FLASHING DETERIORATED
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Roof 1 - Facade F
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	MODIFIED BITUMEN:ROOFING:MINOR LEAKAGE

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Question

Response

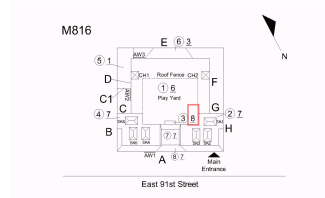
EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1 - Stair A/5

Deficiency Photo 2

No photo recorded

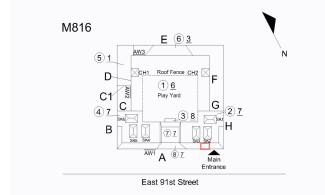
Violations

No violations recorded

Deficiency

**MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF
LEAKS IN INSTRUCTIONAL SPACE**

Deficiency Location/Instance



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT
REMOVAL

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 2 - Room 409

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on Slate Roof:Roof 8

Inspected

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Question	Response
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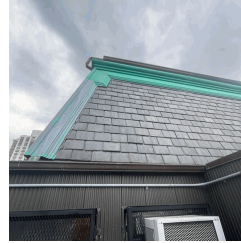
EXTERIOR

ROOF

ROOFING

ROOFING

Instance Roof Photo



Roof 8

Instance Condition

2- Between Good and Fair

Instance Quantity

1,000

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

1990

Source of Installation Year

Inspector Estimate

Deficiency

No deficiencies recorded

ROOFING DRAINS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

SPECIALTIES

Inspected

BULKHEAD/PENTHOUSE

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

CUPOLA/ SPIRES/ TOWERS

Does not exist

DORMER

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

DUNNAGE STEEL

Does not exist

SKYLIGHT/ROOF VENT

Inspected

Material Type(s)

Glass

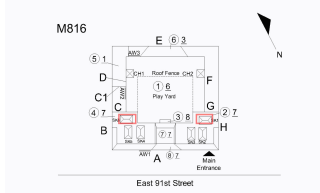
Condition

3- Fair

Deficiency

BROKEN GLASS

Deficiency Location/Instance



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3


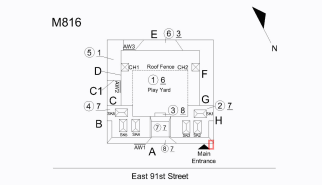

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
SKYLIGHT/ROOF VENT	
Deficiency Photo 1	
Deficiency Photo 2	Skylight 6
Violations	No photo recorded
	No violations recorded
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:CRACKS/SPALLING - MINOR
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	Main Entrance
Violations	No photo recorded
	No violations 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
WINDOWS	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	3- Fair
Deficiency	DETERIORATED/TORN-OUT/MISSING

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Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Rooftop Reference	
Elevation	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 3
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Installation Year	1990
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:All Facades
Deficiency Quantity	5,000
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

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:MAJOR RUSTING
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Boiler Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Electrical Panel Room
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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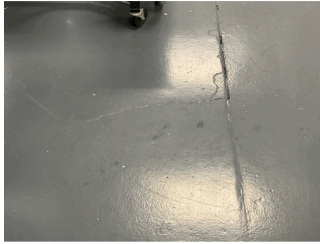
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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	BRICK:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
Deficiency	Does not exist
AUDITORIUM	
Deficiency	Does not exist
CAFETERIA	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CAFETERIA	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded No violations recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Does not exist
Floor Finish	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Center
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on Basement	Does not exist
Stage	
Instance on Basement	Does not exist
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Instance on Basement	Inspected
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair PLASTER:CRACKS/SPALLING - ACTIVE LEAK

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Location/Instance	Room 409
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 409 No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms
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 304 No photo recorded
Violations	No violations 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	Main Entrance Vestibule
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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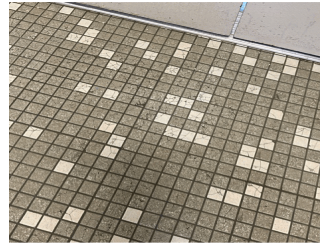
Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo 1



Main Entrance Vestibule

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

VINYL TILES:BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Room G05

Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REPLACE

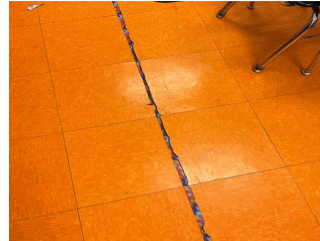
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room G05

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

VINYL TILES:DETERIORATED SUBSTRATE

Deficiency Location/Instance

Room 110, Corridor near Room 502

Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 110

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Walls

Inspected

Condition

2- Between Good and Fair

Deficiency

GYPSON BOARD:DETERIORATED

Deficiency Location/Instance

Room G01, G05, Corridor near Room 410

Deficiency Quantity

15

Quantity Uom

S.F.

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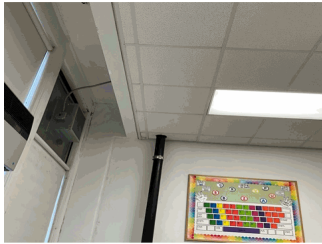
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 410
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 507
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 507
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 409
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 409
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected

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Question	Response
INTERIOR	
INTERIOR DOOR HARDWARE	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
KITCHEN	
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Not required
Door(s)	
Instance on Basement	Not required
Floor Finish	
Instance on Basement	Not required
Walls	
Instance on Basement	Not required
LIBRARY	
Instance on Room 301	Inspected
Built-in Furnishing	
Instance on Room 301	Does not exist
Ceiling	
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded
	No violations recorded
Door(s)	
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows

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Question	Response
INTERIOR	
LIBRARY	
Walls	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	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	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WOOD:DAMAGED/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	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not exist

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Stage	
Instance on 1st Floor	Inspected
Stage	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near stage
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Partially
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/5
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/5
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Does not exist
Railings	Inspected
Condition	4- Between Fair and Poor
Deficiency	METAL:DAMAGED
Deficiency Location/Instance	Stair B/3,4
Deficiency Quantity	16
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair
Violations	No photo recorded No violations recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Stair B/1, Gallery
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Photo 2	Stair B/1
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	TERRAZZO:CRACKS
Deficiency Quantity	Main Entrance Lobby , Stair A/4, Gallery
Quantity Uom	80
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded
	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair B/3
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	Stair B/3
Violations	No photo recorded
	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Stair A/5
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/5
Violations	No photo recorded No violations recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inspected
Condition	2- Between Good and Fair

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Question	Response
SITE	
DRAINAGE SYSTEM FOR CONCRETE	
Catch Basins/Manhole - Surrounded by Concrete	
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	91st Street
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	91st Street
Violations	No photo recorded
Violations	No violations recorded
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	91st Street
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	91st Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on 5th Floor	Inspected
Benches	
Instance on 5th Floor	Does not exist
Fence	
Instance on 5th Floor	Does not exist
Pavement	
Instance on 5th Floor	Does not exist
Play Equipment	
Instance on 5th Floor	Does not exist
Safety Surfacing	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on 5th Floor	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No