

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

Architectural Inspection

M916

Asset: TEACHERS COLLEGE COMMUNITY SCHOOL - MANHATTAN, 168 MORNINGSIDE AVENUE,
MANHATTAN, NY, 10027

Inspection Id	Inspection Type	Time In	Last Edited
2423	ARCHITECTURAL - SENIOR	2024-01-16 09:02AM	2024-06-16 11:52AM
2433	ARCHITECTURAL - ASSOCIATE	2024-01-16 09:19AM	2024-01-17 03:25AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Areaways, Roof, Chimney, Parapets, Roof surfaces and components, Exterior walls, Cornice, Exterior doors, Louvers, Exterior stairs/Ramps, Steel Stairs, Window Guards, Lintels (snow and ice)
Principal(s) Information	
Principal Name	Michelle Verdiner
Principal Organization	Teachers College Community School Manhattan
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with no comments or concerns regarding the condition of the asset.
Custodian	Jeremy Fogarty
Was the Custodian Present?	No
Fireman	Luis Geronimo
Was the Fireman Present?	Yes
Building Square Footage	29,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	4+B
Comments on the Year Built	1928
Student Population	227
Staff Population	36
Comments on the Number of Classrooms	14
Weather	Snow
Facade Photo	



Morningside Avenue - Northwest View

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Main Entrance Photo



Facade A - Morningside Avenue

Roof Photo



Roof 1 - Southeast View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Roof replacement at Roofs 3 and 4

Years: 2019

Systems: New HC Ramp at the School Yard

Years: 2014

Systems: Complete Roofing, Parapets and Coping replacement; Limited Window replacement (all locations except at AW1 and Facade D); Complete Interior renovation for conversion to DOE use.

Years: 2012

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes


Year Leased

2012

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
Yes	Tripping Hazards	Loose stone stair tread is a Potential Tripping Hazard	Interior Stairs and Landings	Stair C/3	Louis Geronimo	Fireman	

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Yes	Potential Falling Debris	Stone rubble areaway wall is crumbling and out of plumb with open joints and loose mortar creating a potential falling debris hazard	Areaway	Areaway on Morningside Avenue at wall opposite the Gas Meter Room	Luis Geronimo	Fireman
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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?	No
Boys and Girls or Unisex accessible toilets exist in the Basement?	No

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

Exterior Routes

Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		Yes			
Exterior Ramps and Railings	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		Yes			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		No				
Interior Elevators	No			CHANGE IN ELEVATION		
Interior Lobby Doors And Hardware		Yes				

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria						
Basement	Yes	No			FM System	Yes
Classrooms						
2nd - 4th Floors	Yes	No				
Computer Rooms	No					
Gymnasium	No					

NOT ON ACCESSIBLE ROUTE

NOT ON ACCESSIBLE ROUTE

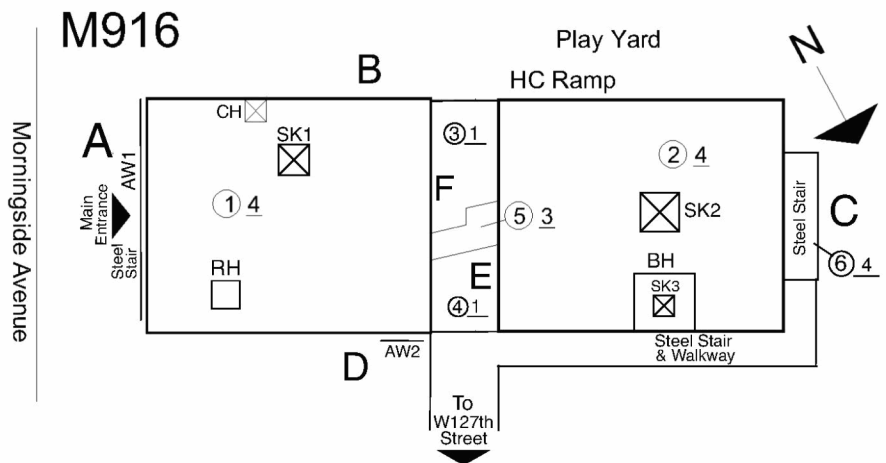
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Library	No					
Main Office						
Room 108	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room						
Room 105	Yes	No		NOT ON ACCESSIBLE ROUTE	FM System	Yes
Nurse's Office						
Room 307	Yes	No		NOT ON ACCESSIBLE ROUTE		
Pool	No					
Science Lab						
Room 411	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (boys)						
None on accessible route	Yes	No		NOT ON ACCESSIBLE ROUTE CLEAR OPENING < 32"		
Toilet Rooms (girls)						
None on accessible route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (staff)						
None on accessible route	Yes	No		NOT ON ACCESSIBLE ROUTE		

Building Template

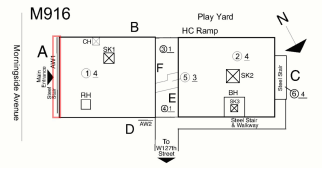

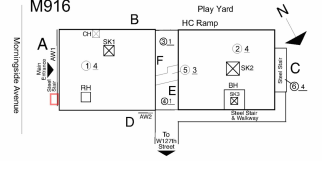



Inspection

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Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1- AW2	Inspected
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	160
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Areaway AW1
Violations	No photo recorded
	No violations recorded
Deficiency	AREAWAY WALLS:CRACKS AND SPALLING
Deficiency Location/Instance	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Areaway AW1
Violations	No photo recorded
	No violations recorded

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Question

Response

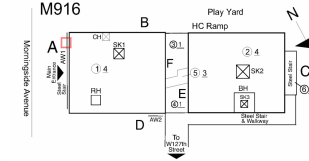
EXTERIOR

AREAWAY

Deficiency

AREAWAY STAIRS:DETERIORATED TREADS/RISERS/NOSINGS

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



Areaway AW2

Deficiency Photo 2

No photo recorded

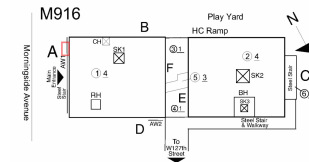
Violations

No violations recorded

Deficiency

AREAWAY STAIRS:DETERIORATED RAILINGS

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Areaway AW2

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

AREAWAY WALLS:DETERIORATED COPING STONE

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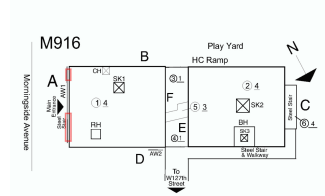
Question

Response

EXTERIOR

AREAWAY

Deficiency Location/Instance



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

30
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Deficiency Photo 2
Violations

Areaway AW2
No photo recorded
No violations recorded

AWNINGS AND CANOPIES

Does not exist

CHIMNEY

Material Type(s)

Inspected
Masonry

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

COPING

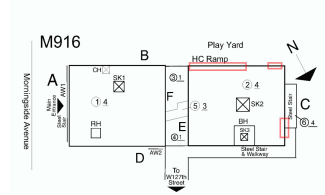
Condition

Inspected
2- Between Good and Fair

Deficiency

CAST STONE:DETERIORATED TRANSVERSE JOINTS

Deficiency Location/Instance



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

20
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



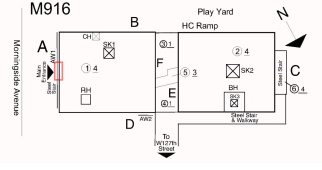
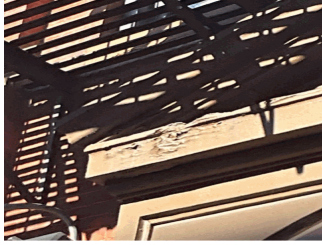
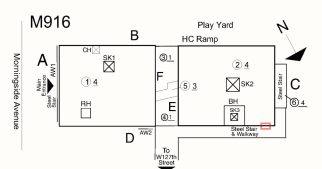

Deficiency Photo 2
Violations

Roof 2 at Facade B
No photo recorded
No violations recorded

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Question	Response
EXTERIOR	
CORNICE	Inspected
Condition	2- Between Good and Fair
Deficiency	WOOD:DETERIORATED
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A above Exit 1
Violations	No photo recorded No violations recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
Deficiency	METAL: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	Facade D at Exit 4
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected

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Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	
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	2,400
Replacement Uom	S.F.
Instance on All facades	Inspected
Instance Condition	3- Fair
Instance Quantity	2,400
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED JOINTS
RooF Plan Reference	
Elevation	
Elevation Reference	Facade B, C and D
Deficiency Quantity	1,500
Quantity Uom	S.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
Deficiency	BRICK:MAJOR / THRU CRACKS

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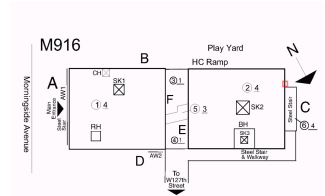
Question

Response

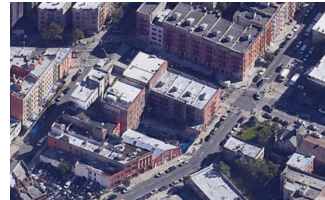
EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



Elevation Reference

Facade C

Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade C

Violations

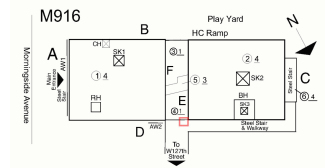
No photo recorded

No violations recorded

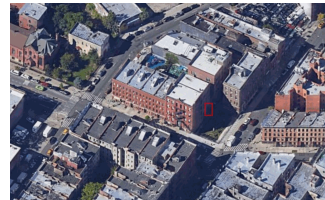
Deficiency

BRICK:MINOR CRACKS, SPALLING

Roof Plan Reference



Elevation



Elevation Reference

Facade D

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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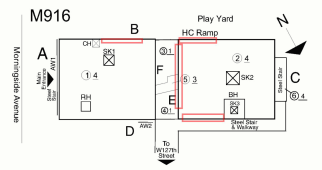


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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade D at Exit 2
Violations	No photo recorded
Deficiency	No violations recorded
Roof Plan Reference	STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR
Elevation	
Elevation Reference	Facade A
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	Main Entrance
Violations	No photo recorded
	No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,700
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair

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Question	Response
EXTERIOR	
PARAPETS	
Instance Quantity	2,700
Instance Quantity Uom	CF
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 2 at Facade D
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	BRICK:EFFLORESCENCE
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo 1	
Deficiency Photo 2	Roof 2 at Facade E
Violations	No photo recorded
Deficiency	No violations recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected

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Question	Response
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EXTERIOR

ROOF

ROOFING

ROOF HATCH/SMOKE HATCH

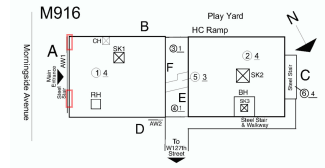
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

ROOF BARRIER/FENCE

Condition	2- Between Good and Fair
Deficiency	RAILINGS/PANELS:DETERIORATED, MAJOR RUSTING
Deficiency Location/Instance	



Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Roof 1 at Facade A

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

ROOF CAGE

Does not exist

ROOFING

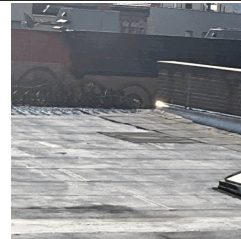
Inspected

Replacement Quantity	7,000
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Replacement Uom	S.F.
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Instance on Modified Bitumen:Roofs 1-5	Inspected
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Instance Roof Photo	
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Roof 1

Instance Condition	3- Fair
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Instance Quantity	6,700
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Instance Quantity Uom	S.F.
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Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
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Does this Roof Instance have a Sustainable Roof System?	Yes
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Sustainable Roof System Type	White Roof
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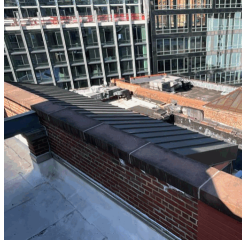
Question	Response
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EXTERIOR

ROOF

ROOFING

ROOFING

Sustainable Roof System Location (Roof Number)	All Roofs
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
Instance on Metal:Roof 6	Inspected
Instance Roof Photo	

Roof 6

Instance Condition	1- Good
Instance Quantity	300
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	2010
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded

ROOFING DRAINS

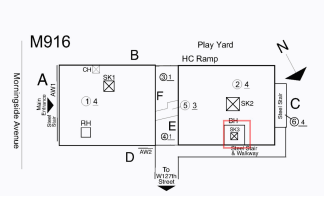
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

SPECIALTIES

BULKHEAD/PENTHOUSE

Condition	2- Between Good and Fair
Deficiency	BULKHEAD/PENTHOUSE WALLS/INTERIOR:PLASTER CRACKS/SPALLING

Deficiency Location/Instance



Deficiency Quantity	25
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

BULKHEAD/PENTHOUSE

Deficiency Photo 1



Bulkhead BH

Deficiency Photo 2

No photo recorded

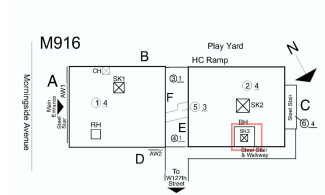
Violations

No violations recorded

Deficiency

**BULKHEAD/PENTHOUSE CEILING:PLASTER
DAMAGED/DETERIORATED**

Deficiency Location/Instance



Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Bulkhead BH

Deficiency Photo 2

No photo recorded

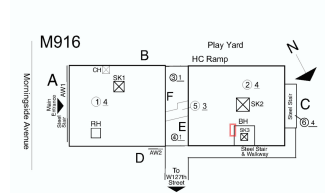
Violations

No violations recorded

Deficiency

BULKHEAD/PENTHOUSE DOORS:DETERIORATED DOOR

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3


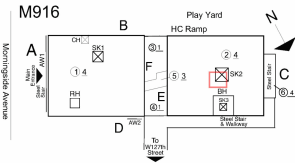

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
BULKHEAD/PENTHOUSE	
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH
Violations	No photo recorded No violations recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass
Condition	2- Between Good and Fair
Deficiency	BROKEN GLASS
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	
Violations	Skylight SK2 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	No deficiencies recorded
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Inspected

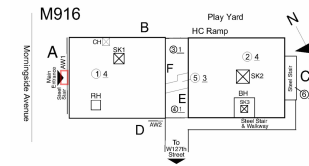
Condition

2- Between Good and Fair

Deficiency

CONCRETE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Main Entrance

Violations

No photo recorded

No violations recorded

WINDOWS

Inspected

Replacement Quantity

3,800

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

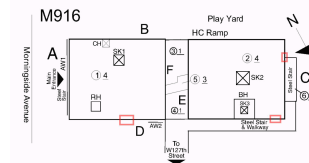
Condition

3- Fair

Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan Reference



Elevation



Deficiency Quantity

40

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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EXTERIOR

WINDOWS

EXTERIOR GUARDS

Deficiency Photo 1



Facade D

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, Steel

Instance on Aluminum - Double Hung:All Facades

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

3,700

Instance Quantity Uom

S.F.

Installation Year

2012

Source of Installation Year

Custodial Staff

Are these windows insulated?

Yes

Deficiency

No deficiencies recorded

Instance on Steel:Facade A

Inspected

Instance Condition

5- Poor

Instance Quantity

100

Instance Quantity Uom

S.F.

Installation Year

1964

Source of Installation Year

Inspector Estimate

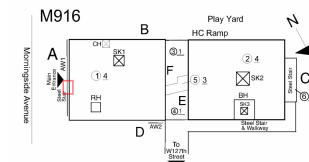
Are these windows insulated?

No

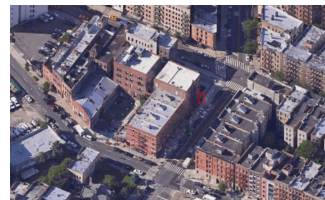
Deficiency

STEEL:DETERIORATED

Roof Plan Reference



Elevation



Facade A

Elevation Reference

10

Deficiency Quantity

S.F.

Quantity Uom

REPLACE WINDOW

Potential Action

PRIORITY 4

Urgency of Action



LEVEL 2

Purpose of Action

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	STONE RUBBLE:WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Basement
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room
Violations	No photo recorded No violations recorded
Deficiency	STONE RUBBLE: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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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Fuel Tank Room shown, also at Boiler Room, Sprinkler Room.
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist
CAFETERIA	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near the Kitchen
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near the Kitchen
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on Basement	Does not exist
Stage	

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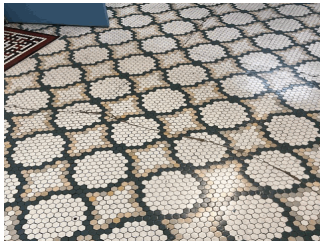

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Question	Response
INTERIOR	
CAFETERIA	
Stage	
Instance on Basement	Does not exist
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 411
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	Room 411 No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 415
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 415 No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room 201
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Room 201
Violations	No photo recorded 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 Lobby
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance Lobby
Violations	No photo recorded No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 108, 411. Corridor near Room 307
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 208

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo 2



Corridor near Room 307

Violations

No violations recorded

Deficiency

TERRAZZO:CRACKS

Deficiency Location/Instance

Corridor near Room 302, 305, 310

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Corridor near Room 310

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

VINYL TILES:BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Inside Room 212

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Inside Room 212

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

WOOD:DAMAGED/DETERIORATED

Deficiency Location/Instance

Room 212

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3



Purpose of Action

LEVEL 2

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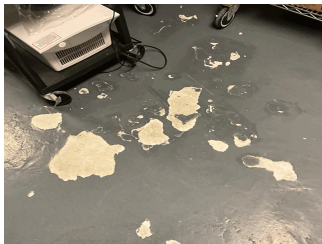
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
	Room 212
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 208
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 208
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Prep Area , Storage Room
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Prep Area 
Storage Room	
Violations	No violations recorded
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
	Does not exist
LOCKER ROOM	
	Does not exist
MULTI-PURPOSE ROOM	
Instance on Room 105	Inspected
Ceiling	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near center columns
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Near center columns
Violations	No photo recorded No violations recorded
Door(s)	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near the Drinking Fountain
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near the Drinking Fountain
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on Room 105	Does not exist
Stage	
Instance on Room 105	Inspected
Stage	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED FLOOR
Deficiency Location/Instance	Stage
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Stage	
Stage	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stage
Violations	No photo recorded No violations recorded
Stage Curtain Rigging	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 105	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 411	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 411	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	METAL PAN:DAMAGED/MISSING
Deficiency Quantity	Stair A/4
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3 LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/4
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	3- Fair
Deficiency	STONE:BROKEN/MISSING
Deficiency Location/Instance	Stair C/1, 2, 3, 4
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	Stair C/3
Violations	No photo recorded No violations recorded
Deficiency	STONE:BROKEN/MISSING
Deficiency Location/Instance	Stair C/3
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question **Response**

INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Deficiency Photo 1



Stair C/3

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

WOOD:BROKEN/DETERIORATED

Deficiency Location/Instance

Stair C/3

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Stair C/3

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Walls

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

TOILET ROOMS - STAFF

Inspected

Ceiling

Inspected

Condition

2- Between Good and Fair

Deficiency

ACOUSTIC TILES:DAMAGED/MISSING

Deficiency Location/Instance

Room B13

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room B13

Deficiency Photo 2

No photo recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
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	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 306
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 306
Violations	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Inspected
Condition	5- Poor
Deficiency	MAJOR RUSTING

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Question	Response
LIFE SAFETY	
STEEL STAIRS	
Deficiency Location/Instance	Facade A, C and D
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade C 
Violations	No violations recorded
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
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded No violations recorded
Concrete	Does not exist
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Morningside Avenue
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Morningside Avenue
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Schoolyard	Inspected
Benches	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on Schoolyard	Does not exist
Pavement	

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Question	Response
SITE	
PLAYGROUNDS	
Pavement	
Instance on Schoolyard	Does not exist
Play Equipment	
Instance on Schoolyard	Inspected
Instance Condition	5- Poor
Deficiency	BROKEN/DETERIORATED/MISSING
Deficiency Location/Instance	Playground
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	Playground 
Violations	No violations recorded
Safety Surfacing	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Schoolyard	Does not exist
PLAYING SURFACE	
	Does not exist
RETAINING WALLS	
Condition	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	2- Between Good and Fair
	No
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	Near the Playground
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Does the SCA expect asset to have artwork?

No