

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

**Architectural Inspection**

**M971**

**Asset:** THE SPRUCE STREET EDUCATIONAL CAMPUS - MANHATTAN, 12 SPRUCE STREET, MANHATTAN, NY, 10038

Inspection Id	Inspection Type	Time In	Last Edited
3754	ARCHITECTURAL - ASSOCIATE	2024-03-07 09:09AM	2024-03-07 02:23PM
3789	ARCHITECTURAL - SENIOR	2024-03-07 08:53AM	2024-05-11 01:56PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Dr. Jeanne Bradley
Principal Organization	M094 SPED - Manhattan
Meeting with Principal?	No
Principal Feedback	The Site Coordinator, Kathy Dowd, provided comments on behalf of the Principal as follows: The HVAC system requires balancing, as some rooms get too hot, specifically Rooms 223 and 229.
Principal Name	Nancy Harris
Principal Organization	The Spruce Street Educational Campus
Meeting with Principal?	Yes
Principal Feedback	The Principal had the following comments: 1) The elevator malfunctions occasionally and requires maintenance. 2) The AV system in the auditorium requires an upgrade.
Custodian	Luis Orellana
Was the Custodian Present?	No
Fireman	Carlos Hosking
Was the Fireman Present?	Yes
Building Square Footage	75,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+Mezz (no Basement)
Comments on the Year Built	2011
Student Population	740
Staff Population	120
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



Spruce Street - West View

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Main Entrance Photo



Facade A - Spruce Street

Roof Photo



Roof 1 (Plaza Deck) - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

No

No Storm Water Management Type Selected

Systems: Limited Exterior Wall crack repair.

Years: 2023

No New Construction

No Tandem

No

**Priority Condition**

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

**Structural Engineer Required**

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

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**Programmatic Accessibility**

Programmatic Accessibility Status Question	Response
Is the Primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	Yes
Are All floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

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

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>		Yes				
<b>Exterior H/C Lifts</b>	No		No			
<b>Exterior Ramps and Railings</b>	No		No			

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No		No			
<b>Interior Corridor Doors And Hardware</b>	Yes	Yes				
<b>Interior Corridors &amp; Lobbies</b>		Yes				
<b>Interior Elevators</b>	Yes	Yes				
<b>Interior Lobby Doors And Hardware</b>		Yes				
<b>Interior Ramps</b>	Yes	Yes				

**Rooms & Spaces**

**Art Rooms**

Room 401 and 447	Yes	Yes				
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**Auditorium**

2nd Floor	Yes	Yes		FM System	Yes
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**Cafeteria**

1st Floor	Yes	Yes		FM System	Yes
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**Classrooms**

2nd - 4th Floor	Yes	Yes			
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**Computer Rooms**

	No				
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**Gymnasium**

3rd Floor	Yes	Yes		FM System	Yes
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**Library**

Room 411	Yes	Yes			
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**Main Office**

Rooms 104 (Spruce) and 217 (SPED)	Yes	Yes			
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**Multi-purpose Room**

Room 223	Yes	Yes		FM System	Yes
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**Nurse's Office**

Room 242	Yes	Yes			
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**Pool**

	No				
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**Science Lab**

	No				
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**Toilet Rooms (boys)**

2nd - 5th Floors	Yes	Yes			
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**Toilet Rooms (girls)**

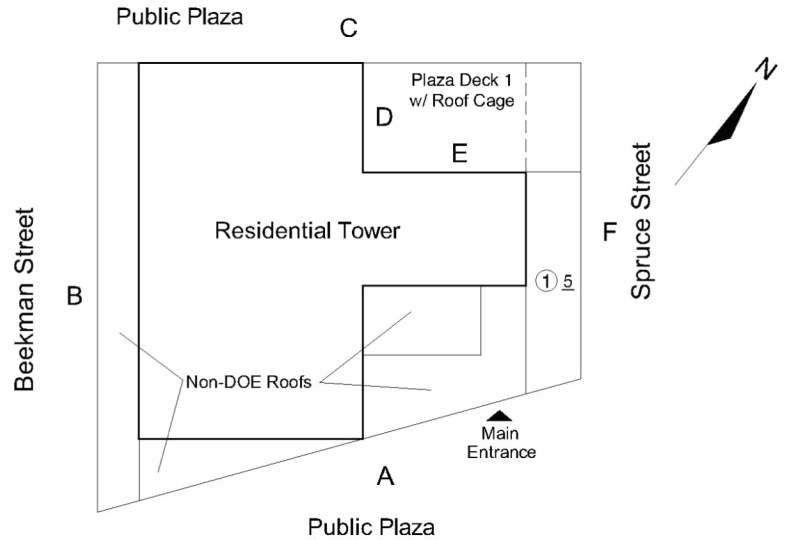
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
2nd - 5th Floors	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st - 4th Floors	Yes	Yes				

**Building Template**



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Not required
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</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>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	27,600
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	27,600

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

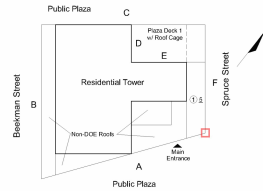
Instance Quantity Uom

S.F.

Deficiency

**BRICK:MINOR CRACKS, SPALLING**

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade A

Violations

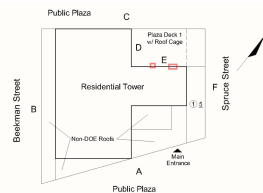
No photo recorded

No violations recorded

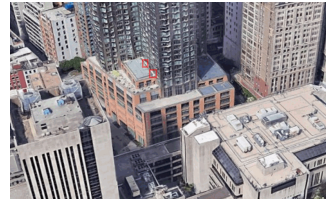
Deficiency

**BRICK:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING**

Roof Plan Reference



Elevation



Elevation Reference

Facade E

Deficiency Quantity

30

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3


Purpose of Action

LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade E
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Not required
<b>LOUVER</b>	Not required
<b>PARAPETS</b>	Not required
<b>PLAZA DECK</b>	Inspected
Instance on Concrete:Plaza Deck 1	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	6,500
Instance Quantity Uom	S.F.
Installation Year	2011
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Not required
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not exist
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOFING</b>	Not required
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Not required
<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>	Not required
<b>ROOF/GRAVITY TANK</b>	Not required
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	24,100
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Does not exist
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	24,100
Instance Quantity Uom	S.F.
Installation Year	2011
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Mezzanine
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Room M45B shown, also Stair C/2
Violations	No photo recorded
	No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Not required
<b>ROOF STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not exist
<b>AUDITORIUM</b>	Inspected
Instance on 2nd Floor (377 Seats)	Inspected
<b>Ceiling</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed H/C Lift</b>	
Instance on 2nd Floor (377 Seats)	Does not exist



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Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Fixed Seating</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats D/3, K/1, L/1
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Seat D/3
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	SHEET VINYL:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Center, near Stage
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 2nd Floor (377 Seats)	Does not exist
<b>Stage</b>	
Instance on 2nd Floor (377 Seats)	Inspected
<b>Stage</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	RAILINGS/MISSING
Deficiency Location/Instance	Stage Left
Deficiency Quantity	8
Quantity Uom	L.F.
Potential Action	REPLACE



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Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Stage</b>	
<b>Stage</b> Urgency of Action Purpose of Action Deficiency Photo 1	PRIORITY 5 LEVEL 6 
Deficiency Photo 2 Violations	Stage Left No photo recorded No violations recorded
<b>Deficiency</b> Deficiency Location/Instance Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	<b>DAMAGED STEPS</b> Stage Left 10 S.F. REPLACE PRIORITY 3 LEVEL 2 
Deficiency Photo 2 Violations	Stage Left No photo recorded No violations recorded
<b>Stage Curtain Rigging</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 2nd Floor (377 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 2nd Floor (377 Seats)	Does not exist
<b>CAFETERIA</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Windows
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	Near Windows
Violations	No photo recorded No violations recorded
<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	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near Windows, 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 Windows
Violations	No photo recorded No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED

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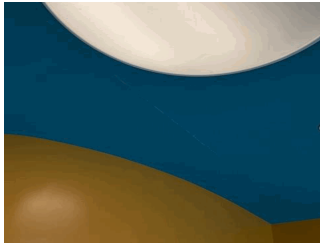


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Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Walls</b>	
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance No photo recorded
Violations	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Rooms 405, 409, 439, Room 437, Corridor near Stair C/4, and others
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	Corridor near Room 439 No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 244, 401
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 401
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 409, 431, 433
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 431
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Rooms 401, 427, 437
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 437
Violations	No photo recorded No violations recorded
Deficiency	TERRAZZO:CRACKS

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Location/Instance	Main Entrance Lobby
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	Main Entrance Lobby
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby, Corridor near Rooms 201, 329, 335, 433, and others
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	Main Entrance Lobby
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 3rd Floor	Inspected
<b>Ceiling</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Fixed Equipment</b>	
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Near Drinking Fountain
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Drinking Fountain No photo recorded
Violations	No violations recorded
<b>Seating</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage</b>	
Instance on 3rd Floor	Does not exist
<b>Walls</b>	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	East Side
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	East Side No photo recorded

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<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Walls</b>	
Violations	No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	South Side
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 3rd Floor	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Storage Room
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>KITCHEN</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
Deficiency Photo 2	Storage Room
Violations	No photo recorded No violations recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Near Office
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Office
Violations	No photo recorded No violations recorded
<b>LIBRARY</b>	
Instance on Room 411	Inspected
<b>Built-in Furnishing</b>	Inspected
Instance on Room 411	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Ceiling</b>	
Instance on Room 411	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 411	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 411	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 411	Inspected

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>LIBRARY</b>	
<b>Walls</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Instance on Room 347 - Boys	Inspected
Alternative Use	Yes
Instance on Room 349 - Girls	Inspected
Alternative Use	Yes
<b>Ceiling</b>	
Instance on Room 347 - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 349 - Girls	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 347 - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 349 - Girls	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 347 - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 349 - Girls	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Lockers</b>	
Instance on Room 347 - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 349 - Girls	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 347 - Boys	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 349 - Girls	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MULTI-PURPOSE ROOM</b>	
Instance on Room 223	Inspected
<b>Ceiling</b>	
Instance on Room 223	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 223	Inspected

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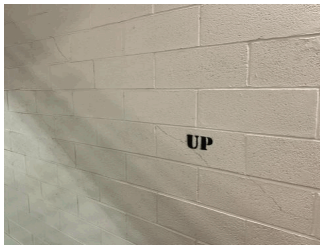
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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Door(s)</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 223	Does not exist
<b>Floor Finish</b>	
Instance on Room 223	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 223	Does not exist
<b>Stage</b>	
Instance on Room 223	Does not exist
<b>Walls</b>	
Instance on Room 223	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 223	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Inspected
Instance on Rooms 405, 409	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Rooms 405, 409	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 407	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SHOWER ROOM</b>	
	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	
	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
Condition	Inspected
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Stairs C/3, E/4
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair E/4
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stair C/2,3
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	Stair C/3
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair E/2
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>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair E/2
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 101B, 326
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	Room 101B
Violations	No photo recorded No violations recorded

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	In Room 339
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	In Room 339
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	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Spruce Street
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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



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Does the SCA expect asset to have artwork?

Yes

Accession No.

31332

Comments

No

Artwork exist at stated location?

Yes

