

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

Architectural Inspection

X088

Asset: P.S. 88 - BRONX, 1340 SHERIDAN AVENUE, BRONX, NY, 10456

Inspection Id	Inspection Type	Time In	Last Edited
4925	ARCHITECTURAL - SENIOR	2024-04-23 06:54AM	2024-06-12 12:31PM
4936	ARCHITECTURAL - ASSOCIATE	2024-04-24 07:52AM	2024-05-21 09:46PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	South Playground (construction activity)
Principal(s) Information	
Principal Name	Melinda Hyer
Principal Organization	P.S. 88 - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal's comments are as follows: 1. The sub floor throughout the building is deteriorating. Floor tiles are lifting and breaking with replacement tiles making the floor look haphazard. 2. The student bathrooms contain toilets that are not sized appropriately for elementary aged children. 3. Several instructional spaces are in need of additional outlets that are properly placed for modern day instruction and technology. a. Locations: LL1, LL2, LL3, LL4, LLS, LL6, 101, 102, 104, 203, 204. 4. Toilets have ceased to function when there is a lack of pressure. This occurred when there was debris in the main drain. The custodian must regularly snake the main drain from the building to the street in order to keep the drain free from debris. 5. Soundproofing of the Lower Level with noise absorption panels. There is no gymnasium in this facility therefore physical education takes place in the lower level. Soundproofing will aid in maintaining the integrity of the instruction that occurs in the other spaces such as special education support services. A cost estimate was provided and to soundproof the space for Physical Education is \$60,000. 6. Plumbing pipes that run throughout the building are disintegrating. Water penetration is apparent as it is evident by water stains in ceilings and pipe insulation. Insulation on exposed pipes is disintegrating, although it is maintained, the problem is pervasive. Exposed plumbing pipes in classroom LL1 were encased however debris and water leaks onto equipment such as computers, student desks, etc. 7. There are roof drains that continuously overflow when heavy rains occur leading to leaks and water penetration impacting the lower level, particularly LL1 and LLS. Water penetration occurs on the Mezzanine. 8. The nurse's office contains a plumbing pipe that is broken in the walls. As a result, there is water penetration and a disintegrating wall. This not only a health hazard for the nurse, it is also a health hazard for the students who see the nurse for medical issues. 9. There are several south side walls that require constant repair due to water penetration. Crumbling walls require plastering and painting once or twice per year especially when there are heavy rains for consecutive days. Pointing was done in 2010 in specific areas. A PO 18 was submitted on 09/09/2011 (# 00419846) to survey and assess entire building for repointing and resealing coping stones, to date, no action has been taken. The possible cause of this issue are the decorative coping stones, the detail is the causal agent for taking in water. 10. The exterior gates and window gates are dented/damaged making the exterior of the school look unappealing. 11. Supply rooms/ sig aprong have walls hat are disnesings alag debein addamin, esuplies as penetration from the roof into Storage Room #2. 12. Stair treads are worn and replacement treads are not at the same height on the North Staircase causing adults and children to trip.
Custodian	Frank Pedretti
Was the Custodian Present?	No
Fireman	Fehrath Huremovic

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Was the Fireman Present?	No
Building Square Footage	23,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+M+SB+C
Comments on the Year Built	1924
Student Population	103
Staff Population	21
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



Sheridan Avenue - Northwest View

Main Entrance Photo



Facade A - Sheridan Avenue

Roof Photo



Roof 1 - Southwest View

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Do Stormwater Management/Green Infrastructure systems exist?	No
Type	No Storm Water Management Type Selected
Have any Systems/Major Building Components been upgraded?	Systems: Front Door replaced; Areaway Stairs refurbished; Roof Drains Replacement.
	Years: 2020
	Systems: Limited Foundation waterproofing; Exterior Stair and Areaway Wall repairs.
	Years: 2013
	Systems: Limited Exterior Masonry repairs
	Years: 2010
	Systems: Limited Foundation Wall waterproofing and Structural repairs.
	Years: 2008
	Systems: Complete Roofing and Plaza Deck Safety surfacing replacement; Complete Windows and Exterior Guards replacement (all locations except for a single Boiler Room Window at Facade A); Limited Exterior Masonry repairs; New Concrete Plaza Decking at Roofs 4 and 5
	Years: 2003
Have there been any New Building Additions?	No New Construction
Tandem	No Tandem
Leased Space?	No

Priority Condition

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

Structural Engineer Required

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

Programmatic Accessibility

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

Interior Routes

Corridor and Lobby H/C Lifts	No		Yes	
Interior Corridor Doors And Hardware	No		No	
Interior Corridors & Lobbies		No		WIDTH < 5'
Interior Elevators	No			
Interior Lobby Doors And Hardware		Yes		
Interior Ramps	No			

Rooms & Spaces

Art Rooms	No
Auditorium	No
Cafeteria	

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Basement	Yes	No		NOT ON ACCESSIBLE ROUTE	FM System	Yes
Classrooms						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Computer Rooms	No					
Gymnasium	No					
Library						
Room 103	Yes	No		NOT ON ACCESSIBLE ROUTE		
Main Office						
Room 205	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room	No					
Nurse's Office						
Room BM6	Yes	No		NOT ON ACCESSIBLE ROUTE		
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
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		

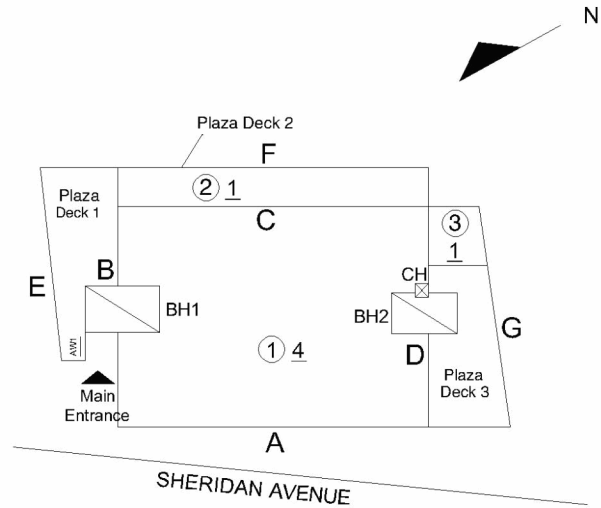
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Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	3- Fair
Deficiency	STONE:CRACKED/BROKEN PIECES
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
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EXTERIOR

COPING

Deficiency Photo 1



Roof 1 - Facade A

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

CORNICE

Condition

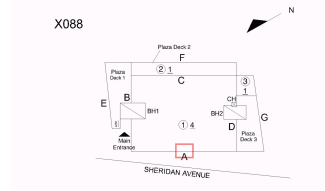
Inspected

Deficiency

2- Between Good and Fair

Deficiency Location/Instance

STONE:DETERIORATED JOINTS



Deficiency Quantity

5

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade A

Deficiency Photo 2

No photo recorded

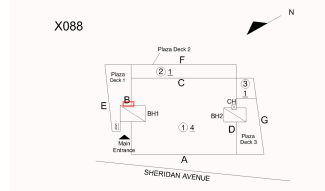
Violations

No violations recorded

Deficiency

STONE:MINOR CRACKS, SPALLING

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
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EXTERIOR

CORNICE

Deficiency Photo 1



Bulkhead BH1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

DOORS

Inspected

DOORS AND FRAMES

Inspected

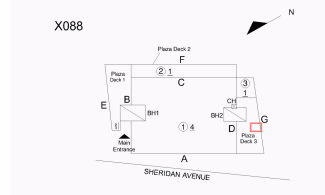
Condition

3- Fair

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Deficiency Location/Instance



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

Exit 4

Violations

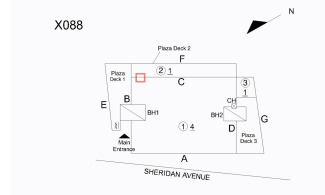
No photo recorded

No violations recorded

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4


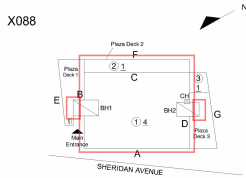

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo 1	
Deficiency Photo 2	Cafeteria to terrace
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	15,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	15,000
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED JOINTS
Roof Plan Reference	
Elevation	
Elevation Reference	All Facades
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo 1



Facade A

Deficiency Photo 2

No photo recorded

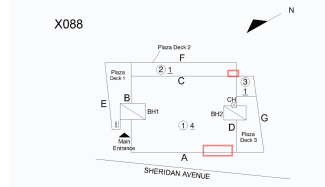
Violations

No violations recorded

Deficiency

BRICK:MINOR CRACKS, SPALLING

Roof Plan Reference



Elevation



Facade A and C

Elevation Reference

25

Deficiency Quantity

S.F.

Quantity Uom

RESTITCH

Potential Action

PRIORITY 3

Urgency of Action

LEVEL 2

Purpose of Action

Deficiency Photo 1



Facade A

Deficiency Photo 2

No photo recorded

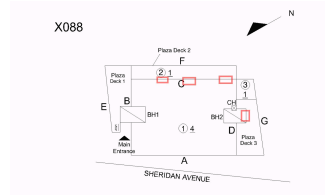
Violations

No violations recorded

Deficiency

BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE

Roof Plan Reference



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Elevation Reference	Facades C and G
Deficiency Quantity	130
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 302 shown, also Rooms 304, Girls Toilet Room 305 and Stair B/3.
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	
Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	
Condition	Does not exist
LOUVER	
Condition	Inspected 2- Between Good and Fair
Deficiency	BROKEN/ DENTED BLADES
Roof Plan Reference	
Elevation	
Deficiency Quantity	5
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

LOUVER

Deficiency Photo 1



Facade C

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

PARAPETS

Material Type(s)

Inspected

Masonry

Replacement Quantity

2,000

Replacement Uom

C.F.

Instance on All Facades

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

2,000

Instance Quantity Uom

CF

Deficiency

No deficiencies recorded

PLAZA DECK

Inspected

Instance on Concrete:Plaza Decks 1-3

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

2,000

Instance Quantity Uom

S.F.

Installation Year

2003

Source of Installation Year

Documented

Deficiency

No deficiencies recorded

ROOF

Inspected

ROOFING

Inspected

ROOF HATCH/SMOKE HATCH

Does not exist

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

ROOF BARRIER/FENCE

Inspected

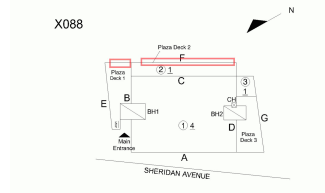
Condition

2- Between Good and Fair

Deficiency

BEAR CLAW/METAL BAR:DETERIORATED, MAJOR RUSTING

Deficiency Location/Instance



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
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EXTERIOR

ROOF

ROOFING

ROOF BARRIER/FENCE

Deficiency Photo 1



Plaza Deck 1

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

ROOF CAGE

Does not exist

ROOFING

Inspected

Replacement Quantity

5,000

Replacement Uom

S.F.

Instance on Built-Up:Roofs 1-3

Inspected

Instance Roof Photo



Roof 1

Instance Condition

3- Fair

Instance Quantity

5,000

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

2003

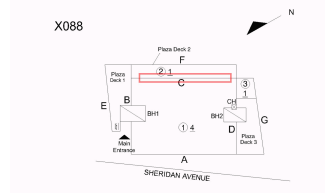
Source of Installation Year

Documented

Deficiency

BUILT-UP:FLASHING:BASE FLASHING DETERIORATED

Deficiency Location/Instance



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REMOVE AND REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Quantity	Built-Up:Roofs 1-3
Quantity Uom	5,000
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Deficiency Photo 2	LEVEL 2
Violations	No photo recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	3- Fair
Deficiency	BULKHEAD/PENTHOUSE WALLS/INTERIOR:PLASTER CRACKS/SPALLING
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH2
Violations	No photo recorded
	No violations recorded

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Question **Response**

EXTERIOR

ROOF

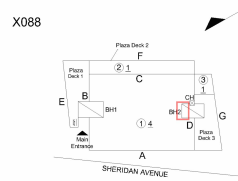
SPECIALTIES

BULKHEAD/PENTHOUSE

Deficiency

**BULKHEAD/PENTHOUSE
WALLS/EXTERIOR:CRACKS/SPALLING - MINOR**

Deficiency Location/Instance



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

15
S.F.
REPAIR
PRIORITY 3
LEVEL 2



Bulkhead BH2

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

CUPOLA/ SPIRES/ TOWERS

Does not exist

DORMER

Does not exist

DUNNAGE STEEL

Does not exist

SKYLIGHT/ROOF VENT

Does not exist

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

STAIRS/RAMPS

Inspected

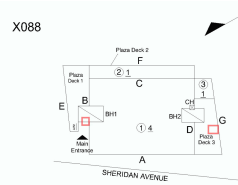
Condition

2- Between Good and Fair

Deficiency

CONCRETE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance




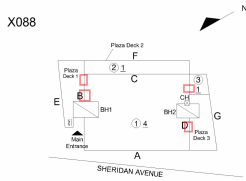


Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

5
S.F.
REPAIR
PRIORITY 3
LEVEL 2

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo 1	
Deficiency Photo 2	Exit 4
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	6,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Roof Plan Reference	
Elevation	
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	Facade B
Violations	No photo recorded No violations recorded
Deficiency	DETERIORATED/TORN-OUT/MISSING

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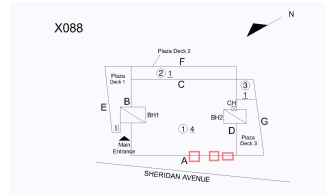
Question	Response
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EXTERIOR

WINDOWS

EXTERIOR GUARDS

Roof Plan Reference



Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade A

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

LINTELS

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

WINDOWS

Material Type(s)

Inspected

Aluminum

Instance on Aluminum - Double Hung:All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

6,000

Instance Quantity Uom

S.F.

Installation Year

2003

Source of Installation Year

Documented

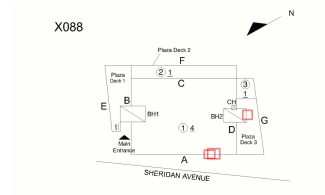
Are these windows insulated?

Yes

Deficiency

ALUMINUM - DOUBLE HUNG:BROKEN PANE

Roof Plan Reference



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 303 shown, also Room 203 and Stair B/1-2
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Cellar
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Rear end of Boiler Room
Violations	No photo recorded No violations recorded
Deficiency	STEEL COLUMNS/BEAMS:MAJOR RUSTING
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE

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INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Terrace
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Quantity	Basement
Quantity Uom	25
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
Deficiency Photo 2	
Violations	Storage Room 2 shown, also Gas Meter Room No photo recorded No violations recorded
FOUNDATION WALLS	
Material Type(s)	Inspected
Condition	Masonry
Deficiency	3- Fair
Deficiency Location/Instance	STONE RUBBLE:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE
Deficiency Quantity	Basement
Quantity Uom	15
Potential Action	S.F.
Urgency of Action	INSTALL WATERPROOFING
Purpose of Action	PRIORITY 5
Deficiency Photo 1	LEVEL 5
Deficiency Photo 2	

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 2	Gas Meter Room
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	STONE RUBBLE:WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Quantity	Basement
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	INSTALL WATERPROOFING
Purpose of Action	PRIORITY 5
Deficiency Photo 1	LEVEL 6
	
Deficiency Photo 2	Electrical Panel Room (near Exit 3)
Violations	No photo recorded
	No violations recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Quantity	Lower level
Quantity Uom	15
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
	
Deficiency Photo 2	Storage Room 1
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Quantity	Lower level
Quantity Uom	15
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
ROOF STRUCTURE	
Deficiency Photo 1	
Deficiency Photo 2	Storage Room 1
Violations	No photo recorded
	No violations recorded
VAULTS-BUNKERS	Inspected
Foundation Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Slab Structure	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Vault/Ash Hoist Doors and Framing	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	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near the Kitchen, Near room B-10, B-12, Center of Room
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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Question	Response
INTERIOR	
CAFETERIA	
Floor Finish	
Deficiency Photo 2	Near room B-12 
Violations	Near room B-10 No violations recorded
Sliding-folding Partition	
Instance on Basement	Does not exist
Stage	
Instance on Basement	Inspected
Stage	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on Basement	Does not exist
Stage Curtains	
Instance on Basement	Does not exist
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Near the windows
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	Near the windows
Violations	No photo recorded No violations recorded
Window Curtains/Shades/Blinds	
Instance on Basement	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	PLASTER:CRACKS/SPALLING
Deficiency Quantity	Room BM-6 40

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room BM-6
Deficiency Photo 2	
	Room LL2
Violations	No violations recorded
Door(s)	Inspected
Condition	4- Between Fair and Poor
Deficiency	WOOD:MISSING DOOR
Deficiency Location/Instance	Room BM-6
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room BM-6
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	4- Between Fair and Poor
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 202, 301, 302, 303, 304, and others
Deficiency Quantity	1,200
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



Room 394

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

WOOD:DAMAGED/DETERIORATED

Deficiency Location/Instance

Room BM-6

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room BM-6

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

Room LL5

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1






Room LL5

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 2	
	Room LL2
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 302, 304
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 302
Deficiency Photo 2	
	Room 304
Violations	No violations recorded
Specialties	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	3- Fair

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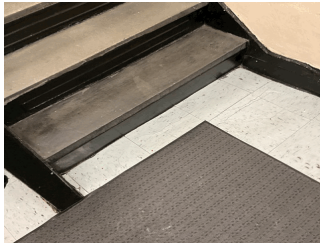
X088

Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Storage Room
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	Storage Room
Violations	No photo recorded No violations recorded
Floor Finish	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	
Instance on Room 103	Inspected
Built-in Furnishing	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Ceiling	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 103	Inspected
Instance Condition	3- Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near the Entrance
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
INTERIOR	
LIBRARY	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Near the Entrance
Violations	No photo recorded No violations recorded
Walls	
Instance on Room 103	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
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 No deficiencies recorded
Door(s)	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
Partition	
Condition	Does not exist
Railings	
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
Stairs and Landings	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	VINYL TILES:DETERIORATED SUBSTRATE Stair A/1, B/Basement, 2
Deficiency Quantity	100
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/2 No photo recorded

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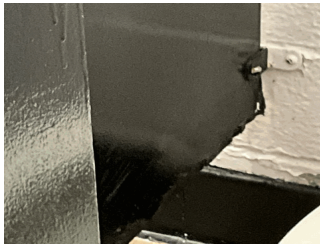
X088

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Violations	No violations recorded
Deficiency	STONE:WORN-OUT TREAD/NOSINGS
Deficiency Location/Instance	Stair A/Basement
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stair A/Basement
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	Stair B/Basement, 2
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stair B/2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Stair B/3
Deficiency Quantity	20
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 B/3
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	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Inside Room 207
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	Inside Room 207
Violations	No photo recorded No violations 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

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Deficiency Location/Instance	Room B-9
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 B-9 No photo recorded
Violations	No violations recorded
Deficiency	WOOD:DAMAGED LOUVER
Deficiency Location/Instance	Room B-8, 105, 106, 306
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room B-8 No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 306
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

TOILET ROOMS - STUDENTS

Stalls

Deficiency Photo 1



Room 306

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Walls

Condition

Inspected

Deficiency

2- Between Good and Fair

Deficiency Location/Instance

PLASTER:CRACKS/SPALLING

Deficiency Quantity

Room B-8, 306

Quantity Uom

40

Potential Action

S.F.

Urgency of Action

REPLACE

Purpose of Action

PRIORITY 3

Deficiency Photo 1

LEVEL 2



Room B-8

Deficiency Photo 2



Room 306

Violations

No violations recorded

Deficiency

PLASTER:CRACKS/SPALLING - ACTIVE LEAK

Deficiency Location/Instance

Room 305

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	
Deficiency Photo 1	
Deficiency Photo 2	Room 305
Violations	No photo recorded No violations 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
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	Does not exist
Student Use	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	Sheridam Avenue
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
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	Sheridam Avenue
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on North side of School Building	Inspected
Instance on South Side of School Building	Inaccessible
Benches	
Instance on North side of School Building	Does not exist
Fence	
Instance on North side of School Building	Does not exist
Pavement	
Instance on North side of School Building	Does not exist
Play Equipment	
Instance on North side of School Building	Does not exist
Safety Surfacing	
Instance on North side of School Building	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Near the Entrance
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	Near the Entrance
Violations	No photo recorded No violations recorded
Unpaved Area	
Instance on North side of School Building	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