

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M066

Asset: **RICHARD R GREEN HS OF TEACHING - MANHATTAN, 421 EAST 88 STREET, MANHATTAN, NY, 10128**

Inspection Id	Inspection Type	Time In	Last Edited
2237	ARCHITECTURAL - SENIOR	2024-01-08 07:46AM	2024-06-17 11:15AM
2285	ARCHITECTURAL - ASSOCIATE	2024-01-08 08:35AM	2024-01-08 11:21AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Samantha Kaplan
Principal Organization	P.S. 151 - Manhattan
Meeting with Principal?	No
Principal Feedback	The Assistant Principal, Jennifer Belfi, provided comments on behalf of the Principal as follows: 1. The air conditioning system is not working properly and needs to be fixed. 2. The floor finish in the main office is old and deteriorated and needs to be upgraded.
Custodian	Michael Lowrey
Was the Custodian Present?	No
Fireman	Steven Lane
Was the Fireman Present?	Yes
Building Square Footage	58,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+B
Comments on the Year Built	1906
Student Population	342
Staff Population	75
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



East 88th Street - South View

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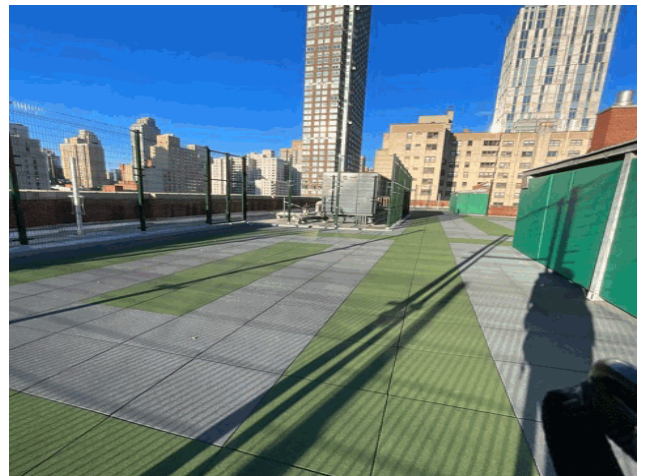
Main Entrance Photo

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Facade A - East 88th Street

Roof Photo



Roof 1 - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: New rooftop safety surfacing

Years: 2023

Systems: New IRMA Roofing; Bulkhead repair .

Years: 2022

Systems: Exterior Steel Exit Stairs and handrails repaired.

Years: 2020

Systems: Caulking around perimeter to correct water infiltration into basement.

Years: 2019

Systems: Limited Student Toilet Room upgrades to HC Accessible.

Years: 2015

Systems: Limited Student Toilet Room upgrades.

Years: 2015

Systems: Limited Flooring replacement and Stairwell Glass Partition repairs.

Years: 2014

Systems: Student Toilet Room upgrades to HC Accessible

Years: 2013

Systems: Limited Flooring replacement and Student Toilet Room upgrades.

Years: 2013

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Have any Systems/Major Building Components been upgraded?

Systems: Limited Exterior Door, Transom and Sidelight replacement (at Facade A); New Vault Door, Exterior Stair and Railings; Cafeteria upgrade.

Years: 2011

Systems: Cafeteria upgrade.

Years: 2011

Systems: Complete Window and Exterior Guard replacement (all locations except at the Boiler Room Areaways); New Exterior HC Ramp; Complete Areaway Grating and Roof Flashing replacement; Limited Areaway, Bulkhead and Exterior Masonry repairs; Foundation Wall waterproofing.

Years: 2010

Systems: Library upgrade.

Years: 2007

Systems: Science Lab upgrade.

Years: 1998

No New Construction

No Tandem

No

Have there been any New Building Additions?

Tandem

Leased Space?

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?	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?	Yes

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		No	
Exterior Ramps and Railings	Yes	Yes		

Interior Routes

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

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Ramps	Yes	Yes				
Rooms & Spaces						
Art Rooms						
Room 401	Yes	No		NOT ON ACCESSIBLE ROUTE		
Auditorium	No					
Cafeteria						
1st Floor	Yes	Yes			FM System	Yes
Classrooms						
None On Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Computer Rooms	No					
Gymnasium						
Room 301	Yes	No		NOT ON ACCESSIBLE ROUTE	FM System	Yes
Library						
Room 407	Yes	No		NOT ON ACCESSIBLE ROUTE		
Main Office						
Rooms 207/208	Yes	No		NOT ON ACCESSIBLE ROUTE		
Multi-purpose Room	No					
Nurse's Office						
Room 300A	Yes	No		NOT ON ACCESSIBLE ROUTE		
Pool	No					
Science Lab						
Room 401	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (boys)						
1st Floor	Yes	Yes				
Toilet Rooms (girls)						
1st Floor	Yes	Yes				
Toilet Rooms (staff)						
1st Floor	Yes	Yes				

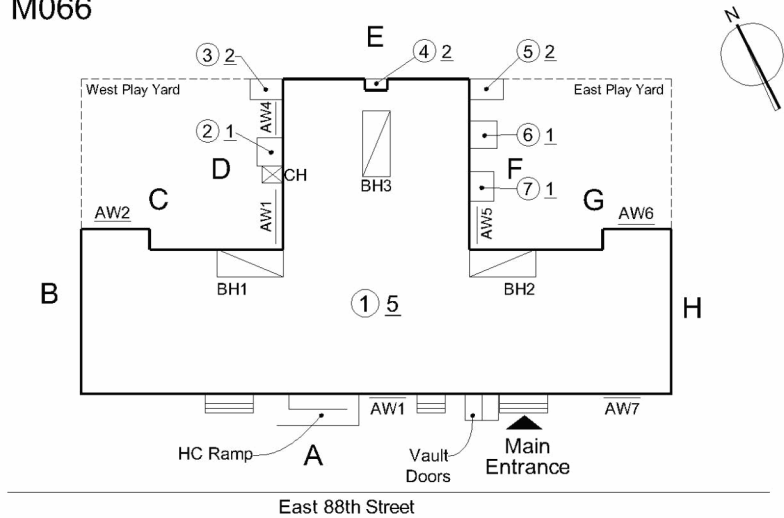
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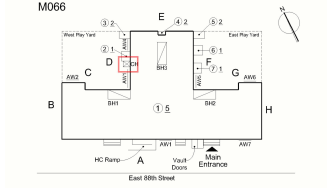

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Building Template

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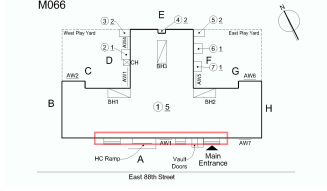


Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW7	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	7
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Chimney CH No photo recorded

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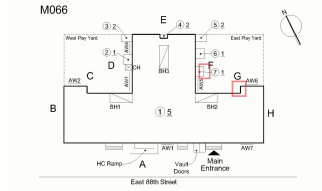
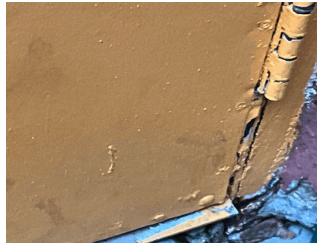

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Question	Response
EXTERIOR	
CHIMNEY	
Violations	No violations recorded
COPING	Inspected
Condition	3- Fair
Deficiency	TERRA COTTA:CRACKED/BROKEN PIECES
Deficiency Location/Instance	
Deficiency Quantity	45
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade A
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CAST STONE:CRACKED/BROKEN PIECES
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	REPLACE-IN-KIND
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade C
Violations	No photo recorded
Deficiency	No violations recorded
CORNICE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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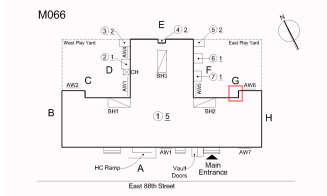
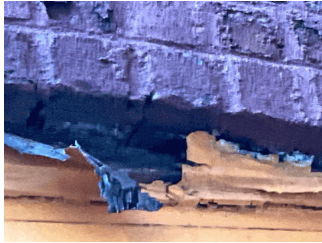
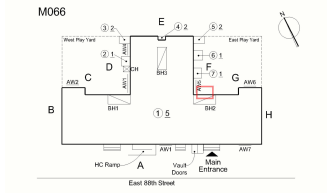

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Question	Response
EXTERIOR	
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade G - Door near Areaway AW6
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
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	Exit 8
Violations	No photo recorded
Violations	No violations recorded
DOOR HARDWARE	Inspected
Condition	2- Between Good and Fair

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Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	STEEL:MAJOR RUSTING
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade G - Door near Areaway AW6
Violations	No photo recorded
	No violations recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	3- Fair
Deficiency	WOOD:EXCESSIVELY WEATHERED
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 8
Violations	No photo recorded
	No violations recorded

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Question

Response

EXTERIOR

DOORS

TRANSOM/SIDE LIGHT

Deficiency

Deficiency Location/Instance

Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action

Deficiency Photo 1

Deficiency Photo 2

Violations

EXTERIOR WALLS

Material Type(s)

Replacement Quantity

Replacement Uom

Instance on All Facades

Instance Condition

Instance Quantity

Instance Quantity Uom

Deficiency

Roof Plan Reference

Elevation

Elevation Reference

Deficiency Quantity

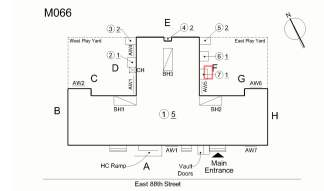
Quantity Uom

Potential Action

Urgency of Action

Purpose of Action

WOOD:BROKEN GLASS



10

S.F.

MAINTENANCE

PRIORITY 5

LEVEL 2



Exit 6

No photo recorded

No violations recorded

Inspected

Masonry

36,500

S.F.

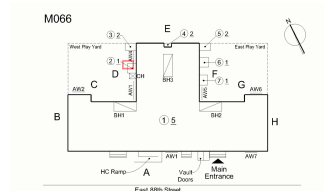
Inspected

3- Fair

36,500

S.F.

BRICK:CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS



Facade D

10

S.F.

REMOVE AND REBUILD


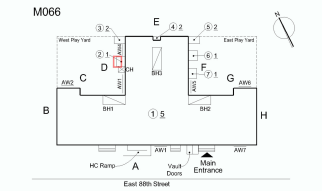

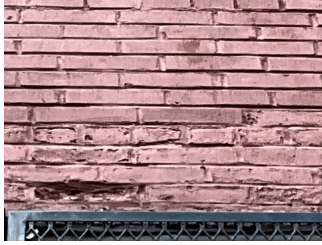
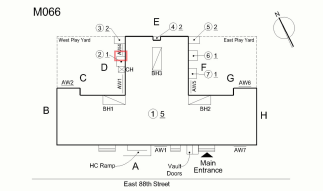
PRIORITY 4

LEVEL 2

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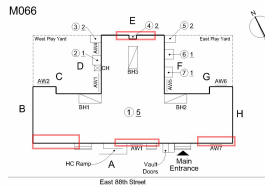
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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade D
Violations	No photo recorded
Deficiency	No violations recorded
Roof Plan Reference	BRICK:MINOR CRACKS, SPALLING
Elevation	
Elevation Reference	
Deficiency Quantity	Facade D
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	RESTITCH
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Facade D
Deficiency	No photo recorded
Roof Plan Reference	No violations recorded
	BRICK:MINOR BULGING
	

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Elevation Reference	Facade D
Deficiency Quantity	15
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	Exit 6
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	6,800
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	6,800
Instance Quantity Uom	CF
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	
Deficiency Quantity	180
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
PARAPETS	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade A
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	BRICK:EFFLORESCENCE
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade D
Violations	No photo recorded
PLAZA DECK	Does not exist
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	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
Instance on IRMA:All Roofs	Inspected

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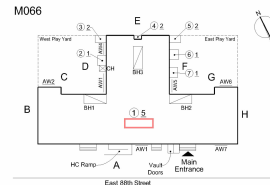

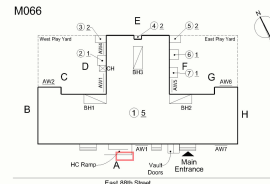

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
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	2022
Source of Installation Year	Documented
Deficiency	IRMA:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 6 Vestibule
Violations	No photo recorded No violations recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist

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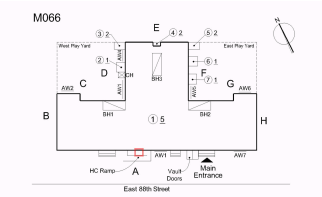

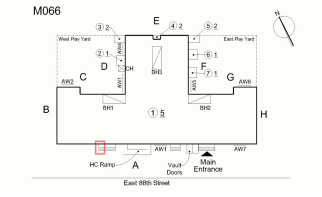

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	3- Fair
Deficiency	HEIGHT LESS THAN 18"
Deficiency Location/Instance	
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded
	No violations recorded
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	3- Fair
Deficiency	STONE: DETERIORATED JOINTS AT COPING STONES
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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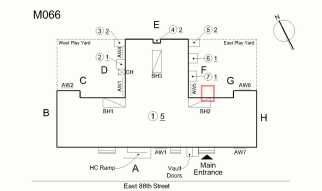

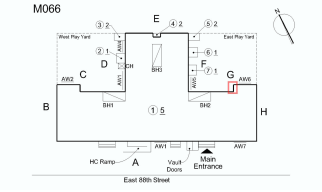

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	
Deficiency Photo 2 Violations Deficiency Deficiency Location/Instance	HC Ramp No photo recorded No violations recorded
Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	STONE:BULGING/DISPLACED  5 S.F. REPLACE PRIORITY 4 LEVEL 2 
Deficiency Photo 2 Violations Deficiency Deficiency Location/Instance	HC Ramp No photo recorded No violations recorded
Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	STONE:CRACKS/SPALLING - MINOR  5 S.F. REPAIR PRIORITY 3 LEVEL 2 
Deficiency Photo 2 Violations Deficiency	Exit 4 No photo recorded No violations recorded BRICK:CRACKS/SPALLING - MINOR

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EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 8
Violations	No photo recorded
	No violations recorded
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade G - Door near Areaway AW6
Violations	No photo recorded
	No violations recorded
WINDOWS	Inspected

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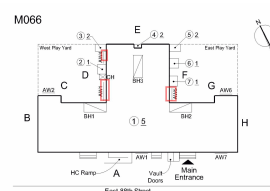



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Question	Response
EXTERIOR	
WINDOWS	
Replacement Quantity	7,200
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	7,100
Instance Quantity Uom	S.F.
Installation Year	2010
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE
Roof Plan Reference	
Elevation	
Elevation Reference	All Facades
Deficiency Quantity	180
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Girls Toilet Room 4th Floor
Violations	No photo recorded
	No violations recorded
Instance on Wood:Boiler Room	Inspected
Instance Condition	5- Poor
Instance Quantity	100
Instance Quantity Uom	S.F.
Installation Year	1990

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	WOOD:DETERIORATED
Roof Plan Reference	
Elevation	
Elevation Reference	Facades D and F
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Basement
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	

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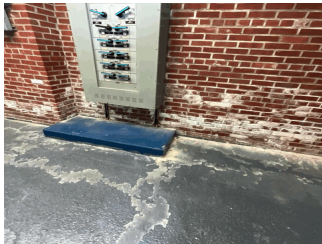
M066

Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo 2	Mechanical Area near Gas Meter Room
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	STEEL COLUMNS/BEAMS:DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Quantity	Basement
Quantity Uom	50
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
	
Deficiency Photo 2	Boiler Room shown, also throughout Basement
Violations	No photo recorded
Deficiency	35672906X
Deficiency Location/Instance	STEEL COLUMNS/BEAMS:DETERIORATED MASONRY FIREPROOFING
Deficiency Quantity	Basement
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 5
	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
	No violations recorded
FLOOR STRUCTURE	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	CINDER CONCRETE ARCH:METAL PAN DETERIORATED, SPALLED
Deficiency Quantity	Basement
Quantity Uom	120
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Photo 1	
Deficiency Photo 2	Mechanical Area In Boiler Room
Violations	No photo recorded
	No violations recorded
Deficiency	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Access to the Boiler Room Pit
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
	Boiler Room Mechanical Area (at Electrical Panel)
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
STRUCTURAL	
ROOF STRUCTURE	
Deficiency	No deficiencies 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	Inspected
Condition	5- Poor
Deficiency	WATER INFILTRATION
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Ash Hoist Vault
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
AUDITORIUM	Does not exist
CAFETERIA	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Exit Vestibule 6
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Exit Vestibule 6
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

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Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Near Exit 4
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Exit 4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Fixed Equipment	
Instance on 1st Floor	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near the Kitchen, Center of Room, Near the Entrance
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near the Kitchen
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not exist
Stage	
Instance on 1st Floor	Inspected
Stage	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	

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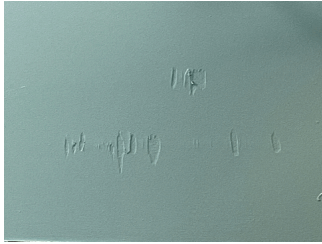

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Question	Response
INTERIOR	
CAFETERIA	
Stage	
Stage Curtain Rigging	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	BRICK:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Exit Vestibule 6
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Vestibule 6
Violations	No photo recorded
	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Room 202
Deficiency Quantity	40
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	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 205, 505
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 505
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	SHEET VINYL:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 401
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 401
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 406, 500A. Corridor near Room 208, 210
Deficiency Quantity	600
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	
Floor Finish	
Deficiency Photo 1	
	Room 500A
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 208. Corridor near Room 201, 210, Near Exit 1, 4, and others
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 208
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not exist
GYMNASIUM	Inspected
Instance on Room 301 (1200 SF)	Inspected
Ceiling	
Instance on Room 301 (1200 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Center of Room
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
GYMNASIUM	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Center of Room
Violations	No photo recorded No violations recorded
Door(s)	
Instance on Room 301 (1200 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 301 (1200 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 301 (1200 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on Room 301 (1200 SF)	Does not exist
Sliding-folding Partition	
Instance on Room 301 (1200 SF)	Does not exist
Stage	
Instance on Room 301 (1200 SF)	Does not exist
Walls	
Instance on Room 301 (1200 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 301 (1200 SF)	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 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME

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Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Deficiency Location/Instance	Mop 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	Mop Room
Violations	No photo recorded No violations recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Mop Room
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	Mop Room
Violations	No photo recorded No violations recorded
LIBRARY	
Instance on Room 407	Inspected
Built-in Furnishing	
Instance on Room 407	Does not exist
Ceiling	
Instance on Room 407	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 407	Inspected

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Question	Response
INTERIOR	
LIBRARY	
Door(s)	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 407	Inspected
Instance Condition	5- Poor
Deficiency	CARPET:WORN/DETERIORATED
Deficiency Location/Instance	Center of Room
Deficiency Quantity	800
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
Walls	
Instance on Room 407	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	Inspected
Instance on Room 401	Inspected
Alternative Use	Yes
Fixed Equipment	
Instance on Room 401	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CABINetry:MISSING/DAMAGED
Deficiency Location/Instance	Room 401
Deficiency Quantity	2
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 401

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Question	Response
INTERIOR	
SCIENCE LAB	
Fixed Equipment	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
SCIENCE PREP ROOM	Inspected
Instance on Room 402	Inspected
Alternative Use	Yes
Fixed Equipment	
Instance on Room 402	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	3- Fair
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Stair A-B/3
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	Stair A-B/3
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency	WOOD:MISSING DOOR
Deficiency Location/Instance	Stair C/1 Exit Vestibule 10
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Stair C/1 Exit Vestibule 10
	No photo recorded

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Door(s)	
Violations	No violations recorded
Partition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Railings	Inspected
Condition	3- Fair
Deficiency	METAL:MISSING
Deficiency Location/Instance	Stair D-E/5
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Stair D-E/5
Violations	No photo recorded No violations recorded
Stairs and Landings	Inspected
Condition	4- Between Fair and Poor
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair A-B/Bulkhead
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 A-B/Bulkhead
Violations	No photo recorded No violations recorded
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Stair A-B/2, C/1, D-E/2
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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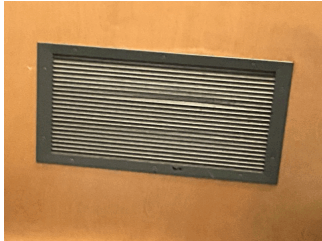

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Photo 1	
Deficiency Photo 2	Stair C/1
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Stair A-B/5, D-E/5
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	Stair D-E/5
Violations	No photo recorded No violations recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Inside Room 400A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	Inside Room 400A
Deficiency Photo 2	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
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DAMAGED LOUVER
Deficiency Location/Instance	5th Floor - Boys, 1st Floor - Boys
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	5th Floor - Boys
Deficiency Photo 2	
	1st Floor - Boys
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	1st Floor - Boys
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Boys
Violations	No photo recorded No violations 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	HEAVING
Deficiency Location/Instance	East 88th Street
Deficiency Quantity	100
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	<p>East 88th Street</p>  <p>East 88th Street</p>
Violations	No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Courtyard - West	Inspected
Instance on Courtyard - East	Inspected
Instance on Roof	Inspected
Benches	
Instance on Courtyard - West	Does not exist
Instance on Courtyard - East	Does not exist
Instance on Roof	Does not exist
Fence	
Instance on Courtyard - West	Does not exist
Instance on Courtyard - East	Does not exist
Instance on Roof	Does not exist
Pavement	
Instance on Courtyard - West	Does not exist
Instance on Courtyard - East	Does not exist
Instance on Roof	Does not exist
Play Equipment	
Instance on Courtyard - West	Does not exist
Instance on Courtyard - East	Does not exist
Instance on Roof	Does not exist
Safety Surfacing	
Instance on Courtyard - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Courtyard - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Roof	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
SITE	
PLAYGROUNDS	
Unpaved Area	
Instance on Courtyard - West	Does not exist
Instance on Courtyard - East	Does not exist
Instance on Roof	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No