

Name of School or Building	Approximate square footage	Approximate age, years	Roof	Exterior Walls	Exterior Windows	Exterior Accessibility	Exterior Doors
Crescent High School	124,600	60	Fair	Good	Good	Fair	Fair
District Administrative Offices	5,200	55	Very Good	Good	Fair	Fair	Good
Flat Rock Elementary	88,000	9	Good	Good	Very Good	Very Good	Very Good
Iva Elementary School	64,200	45	Good	Good	Good	Good	Good
Starr Elementary School	81,000	58	Fair	Fair	Fair	Good	Fair
Starr-Iva Middle School	88,500	61	Fair	Poor	Fair	Fair	Fair
Technology - Maintenance Bldg	3,200	61	Fair	Poor	Poor	Fair	Poor

Name of School or Building	Building Security	Toilet Room Accessibility	Other Interior Assessability	Administration Area Condition	Common Area and Corridor Condition	Classroom Condition	Gymnasium Condition
Crescent High School	Good	Fair	Good	Good	Fair	Good	Good
District Administrative Offices	Good	Fair	Fair	Good	Good	N/A	N/A
Flat Rock Elementary	Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
Iva Elementary School	Good	Good	Fair	Good	Good	Good	Good
Starr Elementary School	Fair	Fair	Good	Good	Good	Fair	Good
Starr-Iva Middle School	Good	Fair	Poor	Good	Good	Good	Fair
Technology - Maintenance Bldg	Good	Poor	Fair	N/A	Fair	N/A	N/A

Name of School or Building	Auditorium/ Multipurpose Area Condition	Kitchen Condition	Toilet Room Condition	Administration HVAC	Classroom HVAC	Other HVAC	Main Electrical Entrance
Crescent High School	Fair	Good	Good	Good	Good	Poor	Fair
District Administrative Offices	Good	Good	Good	Fair	N/A	Good	Good
Flat Rock Elementary	Very Good	Very Good	Very Good	Good	Good	Good	Very Good
Iva Elementary School	Good	Fair	Good	Good	Good	Fair	Poor
Starr Elementary School	N/A	Fair	Fair	Good	Good	Fair	Good
Starr-Iva Middle School	Fair	Poor	Poor	Good	Good	Fair	Good
Technology - Maintenance Bldg	N/A	N/A	Fair	N/A	N/A	Fair	Poor

Name of School or Building	Electrical Distribution	Lighting	Plumbing	Fire Alarm	Fire Sprinkler
Crescent High School	Poor	Good	Good	Good	N/A
District Administrative Offices	Fair	Poor	Fair	Fair	N/A
Flat Rock Elementary	Good	Good	Good	Good	Good
Iva Elementary School	Poor	Good	Fair	Poor	N/A
Starr Elementary School	Poor	Good	Fair	Fair	N/A
Starr-Iva Middle School	Poor	Fair	Fair	Fair	N/A
Technology - Maintenance Bldg	Fair	Fair	Poor	Poor	N/A

Name of School or Building	Comments on building exterior
Crescent High School	1. Brick Veneer cracks at corner connection to room 114. 2. Railing needs extension near room 204 3. Lintels need repainting. 4. Soffit at Gym ticket booth needs repainting. 5. Stairs and doors from back of commons need repair. 6. Roof has areas in need of replacement near Gym. 7. Concrete Soffits are spauling. 8. Concrete walk has shifted and needs repair at Library connection to 300 wing. 9. Ponding on roof located above hallway outside room 101. 10. Downspouts need repainting at 200 wing. Crushed downspouts need repair.
District Administrative Offices	1. Single Pane windows with Storm.
Flat Rock Elementary	1. Paint underside of gym canopy.
Iva Elementary School	1. Roof installed 5 years ago. 2. Steel Caps on top of Brick Pilasters at building perimeter have rusted through and should be replaced to prevent water intrusion in veneer cavity.
Starr Elementary School	1. Brick Veneer has significant cracks at concrete joints. 2. The concrete soffit panel is spauling. 3. Roofing near gym has several locations where repairs are needed, imminent. 4. Addition completed in 2002.
Starr-Iva Middle School	1. Additions in 1970 and 2002. 2. Roof ponding at perimeter, potential leaks into exterior walls at brick veneer from internal RDs, and downspouts. 3. Moisture is apparent in significant amount of exterior walls / brick veneer. 4. Paint is peeling at entrances, connection to interior at various locations. 5. Stucco J Trim must be replaced. 6. Cracks and spauling in precast sills are significant, need repair - replacement. 7. Tile flooring at stoops is cracked and popped loose. 8. Cafeteria has floor voids under concrete requires further investigation. 9. No fixed ladder is available to gym roof. 10. Basement walls have moisture wicking, repair waterproofing at bldg exterior. 11. Concrete roof at drop off, sports entrance has cracks and reinforcing exposed. 12. Sills at HVAC units not properly flashes allowing water intrusion. 13, metal doors and window lintels need repainting. 14. Brick column is
Technology - Maintenance Bldg	1. Wood at Eaves needs to be replaced. 2. Block building does not have any wall and little ceiling insulation. 3. Windows single pane. 4. Exterior needs to be cleaned and painted. 5. Building has no gutters or downspouts, water collects in areas around building and entrances.

Name of School or Building	Comments on building accessibility
Crescent High School	1. Original doors have thresholds greater than 1/2" 2. 1950 and 1970 buildings have knobs rather than lever hardware. 3. Need railing at stage.
District Administrative Offices	1. Thresholds greater than 1/2" 2. Hardware on doors is not lever style. 3. Water Cooler does not meet accessibility standards. 4. No ramp at front visitor entrance, ADA entrance is at
Flat Rock Elementary	
Iva Elementary School	1, Original door hardware has knobs, replace with lever style hardware, rekey with masters. 2. No ramp at stage area.
Starr Elementary School	1. Original door hardware has knobs, replace with levers and rekey. 2. Original entrances to restrooms do not meet current accessibility requirements.
Starr-Iva Middle School	1. Original building does not have accessible door hardware. 2. No ramp / railing to the stage area. 3. Locker rooms are inadequate do not meet requirements and should be replaced. 4. Steep walkways need railings and landings. 5. Electric water cooler is not accessible.
Technology - Maintenance Bldg	1. Thresholds do not meet accessibility standards. 2. Technology restroom does not have grab bars. 3. Building does not have lever hardware for doors. 4. Sidewalks are needed at Technology Bldg.

Name of School or Building	Comments on building interior finishes
Crescent High School	1. Locker room walls have hairline cracks in concrete walls. 2. Terrazo floors have settled near Rom 203 stairs. 3. CMU crack along entire wall between storage and hallway outside room 114. 4. Wall between storage and relocated choir room needs to be completed and rated if lawn equipment is in storage. 5. Hallway 2x4 lay-in ceilings have cracks and are sagging, many vertical soffit tiles are displaced.
District Administrative Offices	
Flat Rock Elementary	1. Several locations joints on VCT flooring have opened up creating a potential maintenance issue.
Iva Elementary School	
Starr Elementary School	
Starr-Iva Middle School	1. SAFETY - Asbestos ceilings are located in several areas of the building, including gym, 100 and 200 wings and halls. 2. Roof leaks are apparent over electrical service entrance. 3. Gym ceiling with apparent asbestos has cracks at perimeter edges. 4. Paint is peeling in ceiling of stage area, lockers rooms, storage areas. 5. Locker rooms need to be renovated. Tile, ceilings, finishes cracked. 6. Rubber treads at stair to basement need repair.
Technology - Maintenance Bldg	1. Finishes are limited, not paint, flooring or ceiling. 2. Tech restroom has no flooring or base.

Name of School or Building	Comments on MEP
Crescent High School	1. Kitchen HVAC is not adequate for heat load. 2. Kitchen utilizes a short circuit hood. 3. Kitchen and water heater room are served with underground gas lines, it appears UG lines traverse a portion of the building at connector near 110 and 114 (old boiler room). These should be replaced. 4. Supports for Natural Gas piping on roof have failed and are placing stress on pipe joints, system needs to be repaired and piping painted. 5. Multiple HVAC units on roof for common spaces are at their expected life span of 15 -17 years and should be
District Administrative Offices	1. HVAC system utilizes central hallway returns. 2. Romex wiring in attic areas is fair condition. 3. Building could use additional attic insulation. Approx 6 inches currently.
Flat Rock Elementary	1. Kitchen Hood utilizes short circuit make up air system. 2. Panel "HK" 480 volt 3phase has on open circuit slot, needs cover. 3. Recirc pump on hot water heater at classroom wing
Iva Elementary School	1. Class room HVAC is 2 pipe system. SAFETY ISSUES 2. Electrical service entrance is original to structure. Federal Pacific Main entrance panel. Needs to be replaced. 3. Multiple distribution panels are federal pacific and should be replaced. 4. Kitchen equipment distribution panel is overloaded with additional subpanels. Original Federal Pacific panel should be replaced. 5. Kitchen has natural gas line routed below slab from outdoor meter that is original to facility. Line should be abandoned and replaced with new overhead service to kitchen
Starr Elementary School	1. Electrical distribution for classrooms is original to 1958 construction. Federal pacific panels in distribution system to be replaced. 2. At main electrical service entrance to existing building, Federal Pacific panel should be replaced. 3. Kitchen Hood has no make up air. 4. Kitchen is short of air conditioning to support staff in warm months of the year.
Starr-Iva Middle School	1. Louvered door to outside unconditioned storage is directly connecting to the locker room resulting in significant heat loss. 2. Significant amount of electrical distribution system is original to the 1955 construction and should be systematically scheduled for replacement. 3. Water line and valve are located over electrical distribution panel in kitchen area electrical room. 4. HVAC roof top systems at / near end of expected life. 5. Kitchen has short circuit hood and not enough Air cond for warm months of year. 6. Condensate management from HVAC to be improved to reduce damage to wall systems, veneer.
Technology - Maintenance Bldg	1. HVAC in facility is adequate for Tech heat load, not adequate for office area, outside air. 2. Electrical distribution is poor and needs some repair.

Name of School or Building	Comments on building life safety and security
Crescent High School	
District Administrative Offices	
Flat Rock Elementary	1. Additional cameras for security would improve coverage greatly.
Iva Elementary School	1. Multiple keys are required to access building, facility should be re-keyed for security.
Starr Elementary School	1. Approximately 50% of classrooms have asbestos ceiling system. 2. Building requires multiple keys for access. System should be rekeyed for security and Life Safety personnel entrance.
Starr-Iva Middle School	1. Doors to Gym are not rated and lack proper ADA hardware, egress hardware.
Technology - Maintenance Bldg	