

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K456

Asset: BOYS & GIRLS AF - BROOKLYN, 1700 FULTON STREET, New York, 11213

Inspection Id	Inspection Type	Time In	Last Edited
SA : K456	Architectural - Senior	2024-05-08 8:01 AM	2024-05-21 6:08 PM
AA : K456	Architectural - Associate	2024-05-08 8:50 AM	2024-06-03 8:13 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	570
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	225,000 SF Total Site Area (152,000 SF Playing Surface)
Comments on the Stories (Floors) plus Basements	1 (no basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	2002
Student Population	529
Staff Population	2
Weather	Fair
Principal(s) Information	
Principal Name	Grecian Harrison
Organization	Boys and Girls High School - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Principal Name	Allison Farrington
Organization	Research and Service High School - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Matt Anderson
Organization	Nelson Mandela High School - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Horacio Burrowes
Organization	Young Adult Borough Center - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Ricardo Garcia
Fireman	Craig Ebanks

Facade Photo



Corner of Facade A and B - Northwest View

Main Entrance Photo



Facade A

Roof Photo



Roof 1 - Southeast View

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K456

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Playing Surface (Synthetic Turf) - replacement; Playing Surface (Tennis Courts) - repairs

Year: 2014

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No	Tripping Hazard	Damaged synthetic field is a potential tripping hazard.	ATHLETIC FIELDS PLAYING SURFACE	Football Field - West 40 yard line	Craig Ebanks	Fireman	
Yes	Tripping Hazard	Severely damaged asphalt with wide cracks is a potential tripping hazard.	SITE PAVING Student Use Asphalt	Near Storage Building, All 4 Corners of Field	Craig Ebanks	Fireman	
Yes	Tripping Hazard	Severely damaged and sinking areas of asphalt are a potential tripping hazard.	SITE PAVING Student Non-Use Asphalt	Parking Lot - Atlantic Avenue Side, Adjacent to Tennis Court	Craig Ebanks	Fireman	
Yes	Tripping Hazard	Severely damaged sidewalks on Atlantic Avenue and severely heaving sidewalks on Schenectady Avenue are a potential tripping hazard.	SITE PAVING DOT Sidewalk Concrete	Utica Avenue, Atlantic Avenue, Schenectady Avenue	Craig Ebanks	Fireman	
Yes	Tripping Hazard	Severely heaving asphalt walkway is a potential tripping hazard.	SITE PAVING Site Sidewalks & Walkways Asphalt	Walkway Between Parking Lot and Schenectady Avenue Tennis Court	Craig Ebanks	Custodian	
Yes	Tripping Hazard	Worn-out playing surface with cracks and sink holes is a potential tripping hazard.	ATHLETIC FIELDS PLAYING SURFACE	Midpoint of the North side of the Running track by the field entrance.	Craig Ebanks	Fireman	

Structural Engineer Required

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K456

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

Programmatic Accessibility

No Accessibility status data recorded

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

Exterior Routes

Exterior Entrances & Exits

Exterior H/C Lifts

Exterior Ramps and Railings

Interior Routes

Corridor and Lobby H/C Lifts

Interior Corridor Doors and Hardware

Interior Corridors and Lobbies

Interior Elevators

Interior Lobby Doors and Hardware

Interior Ramps

Rooms & Spaces

Art Rooms

Auditorium

Cafeteria

Classrooms

Computer Rooms

Gymnasium

Library

Main Office

Multi-purpose Room

Nurse's Room

Pool

Science Lab

Toilet Rooms (Boys)

Toilet Rooms (Girls)

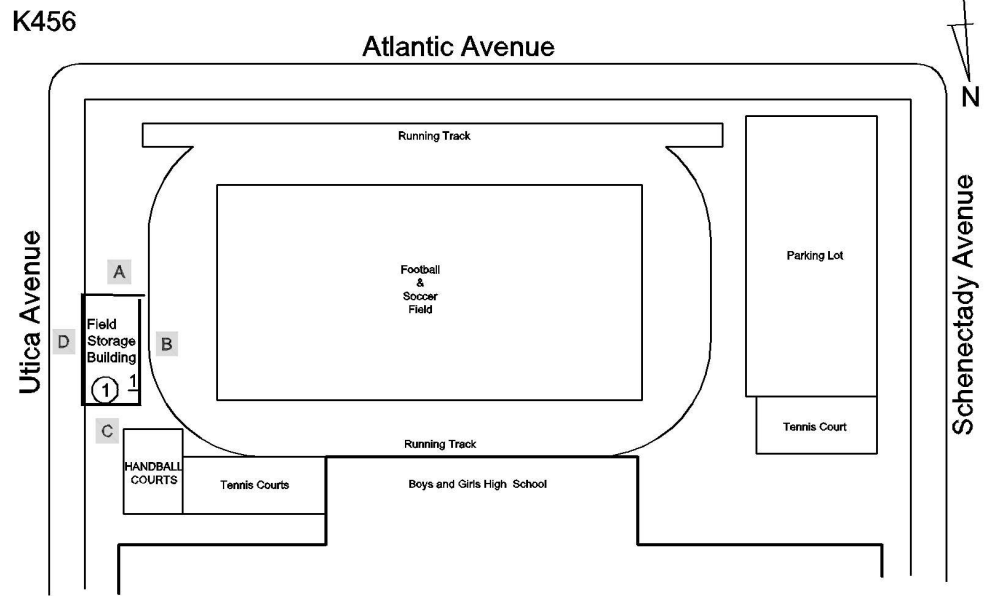
Toilet Rooms (Staff)

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

Architectural Inspection

K456

Building Template

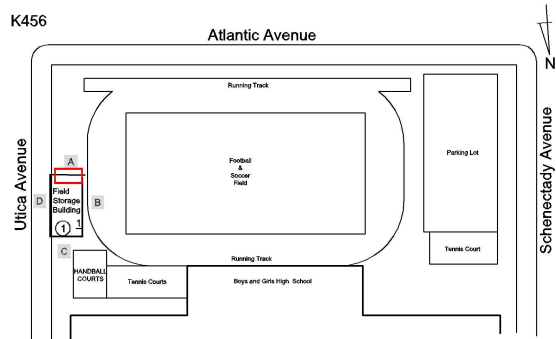


Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Does not Exist
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5 - Poor

Deficiency METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference




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

2
EACH
REPLACE
PRIORITY 4
LEVEL 2

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

Architectural Inspection

K456

Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo1	
Violations	Facade A (Doors do not close properly) No violations recorded.
DOOR HARDWARE	Inspected
Condition	3 - 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	1,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	700
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING

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

Architectural Inspection

K456

Question	Response
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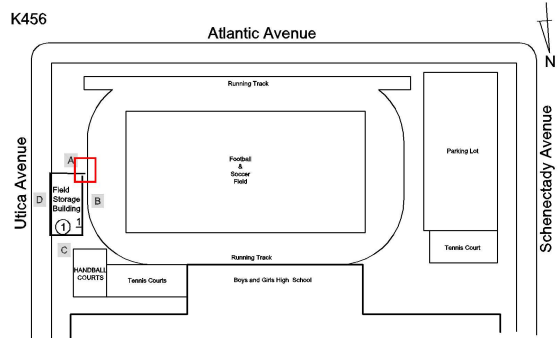
EXTERIOR

ROOF

Roofing

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

10
L.F.
REPLACE
PRIORITY 4
LEVEL 2



Roof 1
No violations recorded.

Violations

ROOFING

Inspected

Instance on Asphalt Shingle: Roof 1

Inspected

Instance Condition

3 - Fair

Instance Photo



Roof 1

Instance Quantity

700

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

2002

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

ROOFING DRAINS

Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K456

Question	Response
EXTERIOR	Inspected
ROOF	Inspected
Specialties	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Does not Exist
INTERIOR	Inspected
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Does not Exist
INTERIOR DOOR HARDWARE	Does not Exist
LOCKER ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Does not Exist
TOILET ROOMS - STAFF	Does not Exist
TOILET ROOMS - STUDENTS	Does not Exist
ATHLETIC FIELDS	Inspected
PLAYING SURFACE	Inspected
Synthetic Turf Field exists?	Yes
Year of Installation	2014
Replacement Quantity	152,000
Replacement Uom	S.F.
Instance on Running Track	Inspected
Instance Condition	5 - Poor
Instance Quantity	15,000
Instance Quantity Uom	S.F.
Deficiency	ATHLETIC WEARING SURFACE: DAMAGED/DETERIORATED
Deficiency Location/Instance	Running Track - Various Locations

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

Architectural Inspection

K456

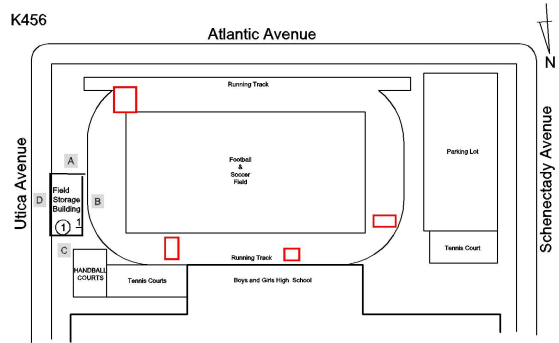
Question

Response

ATHLETIC FIELDS

PLAYING SURFACE

Roof Plan reference



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE

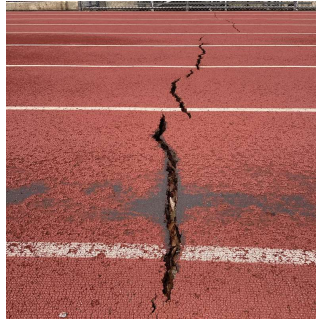
Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 6

Deficiency Photo1



Running Track

Violations

No violations recorded.

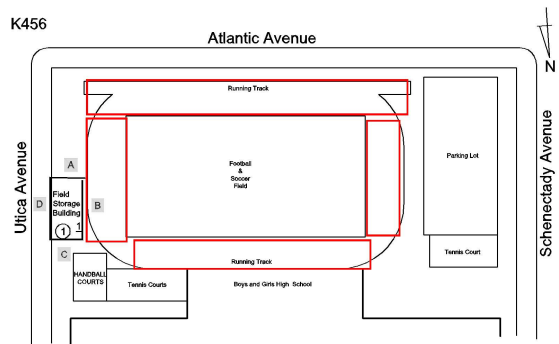
Deficiency

ATHLETIC WEARING SURFACE: DAMAGED/DETERIORATED

Deficiency Location/Instance

Running Track

Roof Plan reference



Deficiency Quantity

5,000

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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

Architectural Inspection

K456

Question

Response

ATHLETIC FIELDS

PLAYING SURFACE

Deficiency Photo1



Running Track

Violations

No violations recorded.

Instance on Tennis Courts

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

16,000

Instance Quantity Uom

S.F.

Deficiency

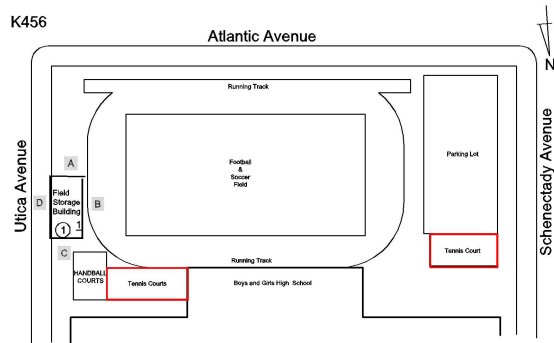
ASPHALT: DAMAGED/DETERIORATED

Deficiency Location/Instance

Tennis Courts

Roof Plan reference

K456



Deficiency Quantity

600

Quantity Uom

S.F.

Potential Action

REPLACE

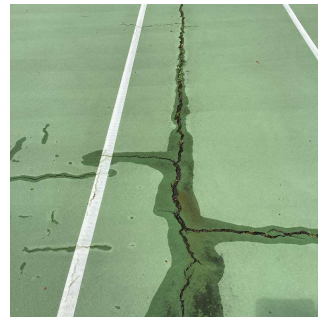
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



East Tennis Court

Violations

No violations recorded.

Instance on Handball Courts

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

3,000

Instance Quantity Uom

S.F.

Deficiency

ASPHALT: DAMAGED/DETERIORATED

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

Architectural Inspection

K456

Question

Response

ATHLETIC FIELDS

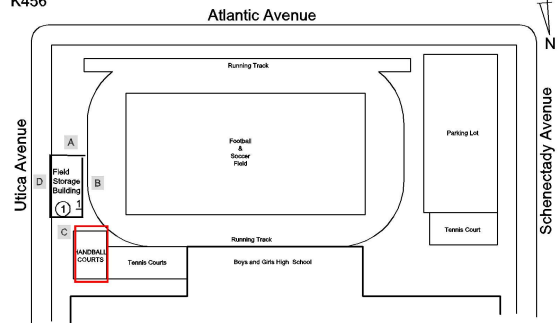
PLAYING SURFACE

Deficiency Location/Instance

Handball Court

Roof Plan reference

K456



Deficiency Quantity

500

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Violations

Handball Court

No violations recorded.

Instance on Football/Soccer Field

Inspected

Instance Condition

3 - Fair

Instance Quantity

118,000

Instance Quantity Uom

S.F.

Deficiency

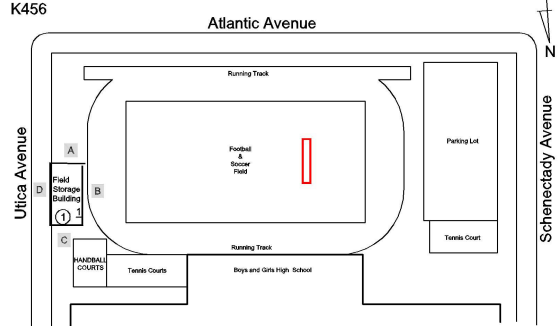
ARTIFICIAL TURF: DAMAGED/WORN OUT

Deficiency Location/Instance

Football Field - 40 yard line west

Roof Plan reference

K456



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

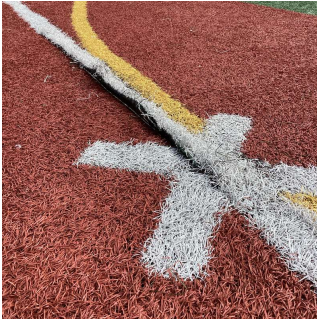

Purpose of Action

LEVEL 6

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

Architectural Inspection


K456

Question	Response
ATHLETIC FIELDS	
PLAYING SURFACE	
Deficiency Photo1	
Violations	Football/Soccer Field - West 40-yard line No violations recorded.
FIXED EQUIPMENT	Inspected
Basketball Backboard	Does not Exist
Basketball Hoops	Does not Exist
Basketball Posts	Does not Exist
Football Goal Posts	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Tennis Net Posts	Inspected
Condition	5 - Poor
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Tennis Court near Utica Avenue
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Tennis Court near Utica Avenue No violations recorded.
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection



K456

Question	Response
ATHLETIC FIELDS	Inspected
SEATING	Inspected
Bleachers	
Metal/Wood/Plastic	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Inspected
Condition	5 - Poor
Deficiency	INOPERABLE
Deficiency Location/Instance	Near Scoreboard, Near Large Bleachers
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
FENCES	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	Atlantic Avenue
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 4
Deficiency Photo1	
Violations	Atlantic Avenue 35671792M
Deficiency	CHAIN LINK: DAMAGED/DETERIORATED
Deficiency Location/Instance	Tennis Court at Schenectady Avenue, Atlantic Avenue, Schenectady Avenue
Deficiency Quantity	450

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

Architectural Inspection



K456

Question	Response
SITE	Inspected
FENCES	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Tennis Court at Schenectady Avenue No violations recorded.
Deficiency	CHAIN LINK: RUST - MAJOR
Deficiency Location/Instance	Tennis Court at Schenectady Avenue, Atlantic Avenue, Schenectady Avenue
Deficiency Quantity	2,250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Tennis Court at Schenectady Avenue No violations recorded.
Deficiency	CHAIN LINK: MISSING SECTIONS
Deficiency Location/Instance	Handball Court
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



K456

Question	Response
SITE	
FENCES	
Deficiency Photo1	
Violations	Handball Court No violations recorded.
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Tennis Court, Utica Avenue, Schenectady Avenue
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Utica Avenue No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	4 - Between Fair and Poor
Deficiency	LOCALIZED SINK AREA
Deficiency Location/Instance	Parking Lot on Atlantic Avenue Side, Parking Lot on Tennis Court Side
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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

Architectural Inspection



K456

Question	Response
SITE	
PAVING	
Student Non-Use	
Asphalt	
Deficiency Photo1	
Violations	Parking Lot on Atlantic Avenue Side No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Under Bleachers, Parking Lot
Deficiency Quantity	3,160
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Parking Lot No violations recorded.
Concrete	Does not Exist
Pavers	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Football Field, Near Bleachers
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection


K456

Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Deficiency Photo1	
Violations	Football Field No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Storage Building, All 4 Corners of Field
Deficiency Quantity	1,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Near Storage Building No violations recorded.
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	LOCALIZED SINK AREA
Deficiency Location/Instance	South Side of Field
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



K456

Question	Response
SITE	
PAVING	
Student Use	
Concrete	Inspected
Deficiency Photo1	
	South Side of Field
Violations	No violations recorded.
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Parking Lot, Utica Avenue
Deficiency Quantity	275
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Utica Avenue
Violations	No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	Walkway Between Parking Lot and Schenectady Avenue Tennis Court
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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

Architectural Inspection




K456

Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Asphalt	
Deficiency Photo1	
	Walkway Between Parking Lot and Schenectady Avenue Tennis Court
Violations	No violations recorded.
Concrete	Does not Exist
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	5 - Poor
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Utica Avenue, Atlantic Avenue
Deficiency Quantity	145
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Utica Avenue
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Utica Avenue, Atlantic Avenue, Schenectady Avenue
Deficiency Quantity	1,575
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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

Architectural Inspection



K456

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	Schenectady Avenue No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	Utica Avenue, Schenectady Avenue
Deficiency Quantity	450
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Utica Avenue No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Utica Avenue, Atlantic Avenue, Schenectady Avenue
Deficiency Quantity	3,375
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Utica Avenue

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

Architectural Inspection

K456

Question	Response
SITE	
PAVING	Inspected
DOT Sidewalk	
Concrete	Inspected
Violations	No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Atlantic Avenue Side
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 4
Deficiency Photo1	
Violations	Atlantic Avenue Side 35671792M
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Handball Court
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Handball Court No violations recorded.
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2 - Between Good and Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K456

Question	Response
SITE	Inspected
SITE WALLS (NOT RETAINING WALLS)	Inspected
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist