

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

Architectural Inspection

**K842**

**Asset: P.S. 45 AX (OLD BS RDGWD ECC1)-K, 1160 DECATUR STREET, New York, 11207**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K842	Architectural - Senior	2024-01-04 1:26 PM	2024-01-12 4:07 PM
AA : K842	Architectural - Associate	2024-01-04 1:23 PM	2024-01-10 11:55 AM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	9,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	1973
Student Population	0
Staff Population	20
Weather	Fair
Principal(s) Information	
Principal Name	Nadine Marshall (District Manager of Operations and Special Projects)
Organization	Community School District 32 Offices - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Was not present
Fireman	Was not present
Facade Photo	



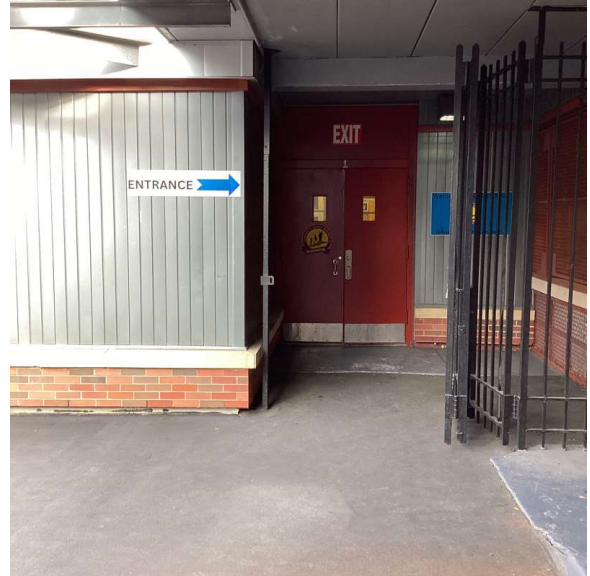
Corner of Decatur Street and Central Avenue - South View

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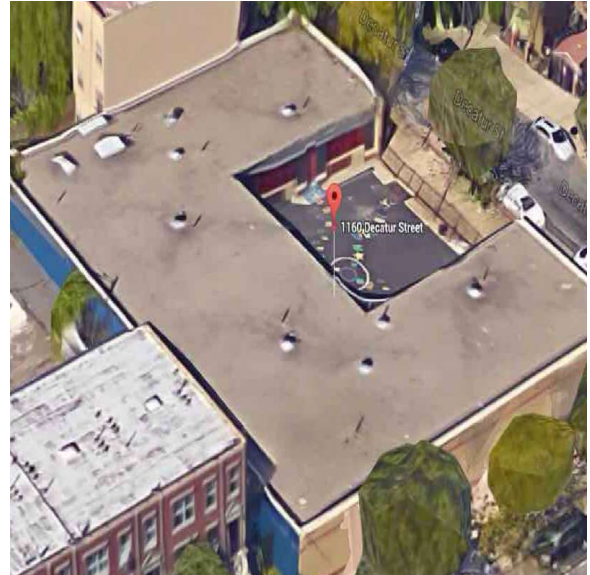
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Main Entrance Photo



Facade A - Courtyard on Decatur Street

Roof Photo



Roof 1 - West View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Masonry - repairs; Windows, Exterior Guards, Doors - replacement

Year: 2010

Systems: Roofing - replacement

Year: 2006

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
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No condition recorded

**Structural Engineer Required**

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

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Programmatic Accessibility

<b>Programmatic Accessibility Status Question</b>	<b>Response</b>
Is the primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	No
Are ALL occupied spaces on the accessible route?	Yes

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

**Exterior Routes**

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

**Interior Routes**

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

**Rooms & Spaces**

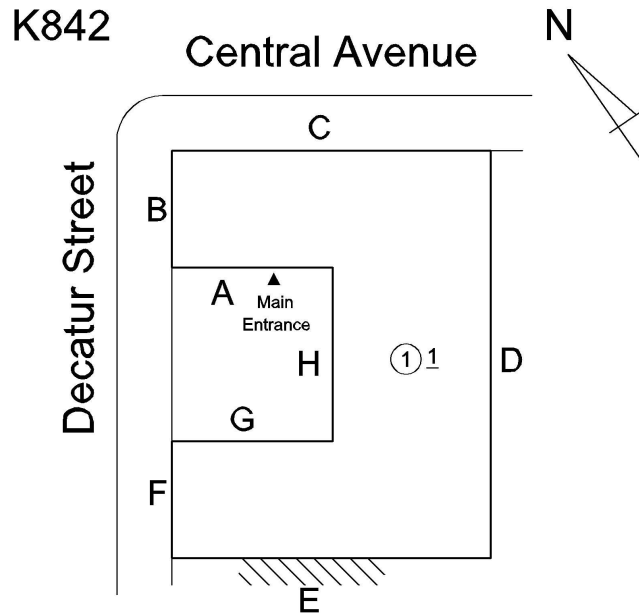
<b>Art Rooms</b>	No					
<b>Auditorium</b>	No					
<b>Cafeteria</b>	No					
<b>Classrooms</b>	No					
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>	No					
<b>Library</b>	No					
<b>Main Office</b>	No					
<b>Multi-purpose Room</b>	No					
<b>Nurse's Room</b>	No					
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (Boys)</b>	No					
<b>Toilet Rooms (Girls)</b>	No					
<b>Toilet Rooms (Staff)</b>	1st Floor	Yes	No	Accessory Arrangement Clear opening < 32" Turning Radius Water Closet Arrangement		

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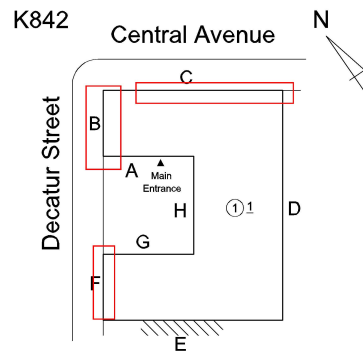
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Building Template



Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Inspected
Condition	3 - Fair
Deficiency	CAST STONE: DETERIORATED TRANSVERSE JOINTS
Roof Plan reference	K842



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

60  
 L.F.  
 MAINTENANCE  
 PRIORITY 3  
 LEVEL 2

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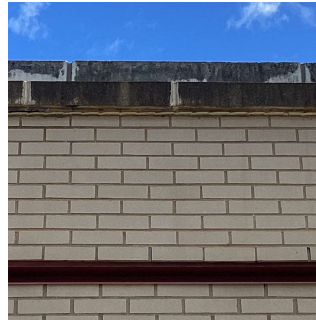
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Question	Response
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**EXTERIOR**

**COPING**

Deficiency Photo1



Facade

Violations

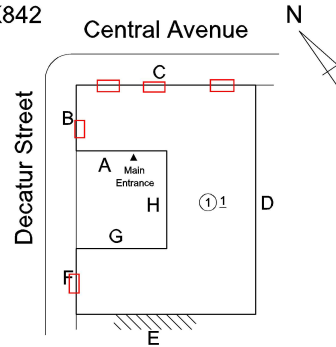
No violations recorded.

Deficiency

CAST STONE: DETERIORATED BED JOINT

Roof Plan reference

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Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

**CORNICE**

Does not Exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

Condition

3 - Fair

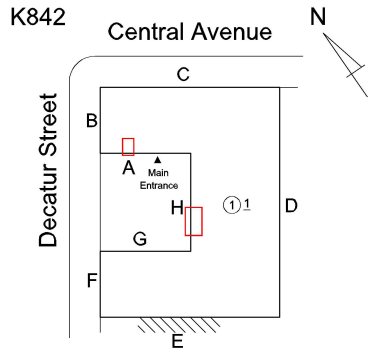
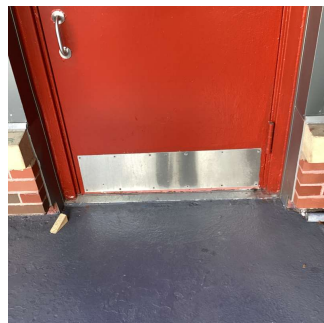
Deficiency

METAL CLAD: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Roof Plan reference	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 2, 4 No violations recorded.
<b>DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry, Steel
Replacement Quantity	6,500
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	6,500
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS

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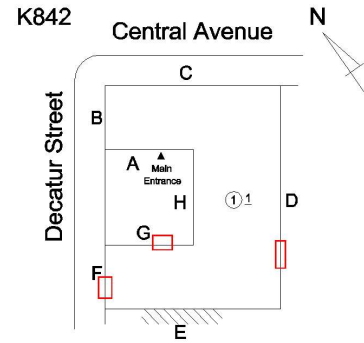
Question

Response

**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan reference



Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

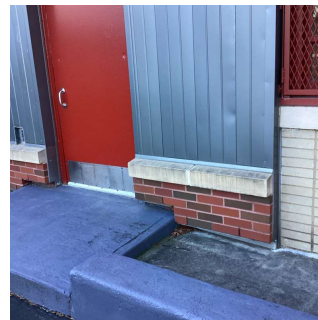
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade G

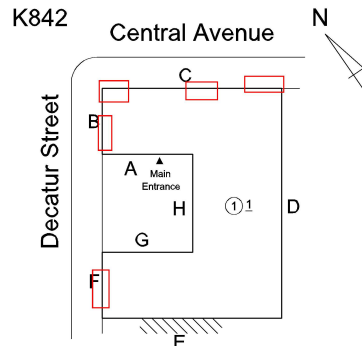
No violations recorded.

Violations

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPOINT

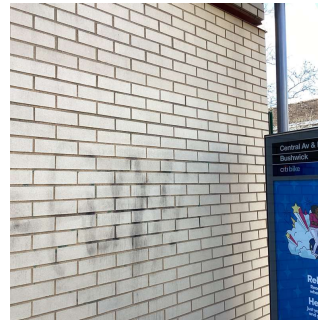
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

No violations recorded.

Violations

**EXTERIOR SOFFITS**

Inspected

Condition

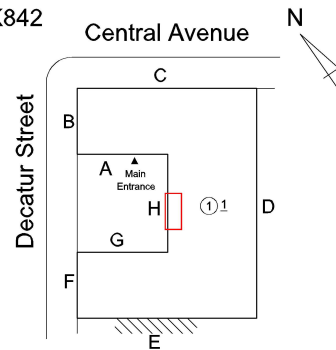
2 - Between Good and Fair

Deficiency

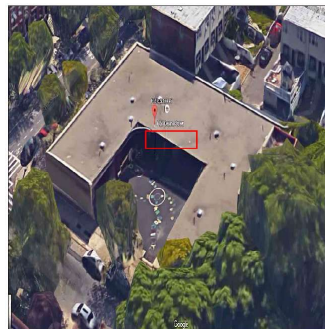
STUCCO/PLASTER: MINOR CRACKS/SPALLING

Roof Plan reference

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Elevation



Deficiency Quantity

10



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Question	Response
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**EXTERIOR**

**EXTERIOR SOFFITS**

Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Facade H

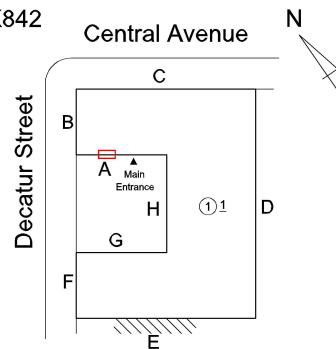
Violations No violations recorded.

<b>LOADING DOCK</b>	Does not Exist
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<b>LOUVER</b>	Inspected
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Condition	3 - Fair
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Deficiency	BROKEN/ DENTED BLADES
Roof Plan reference	K842



Elevation



Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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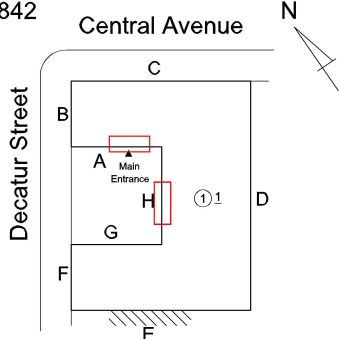

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Question	Response
<b>EXTERIOR</b>	
<b>LOUVER</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>PARAPETS</b>	Inspected
Material Type(s)	Other
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on Facades D, E, F, G, H	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,000
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not Exist
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Built-Up: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	10,000
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?	Yes
Installation Year	2006
Source of Installation	Custodial Staff

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Deficiency	BUILT-UP: FLASHING: DRIP EDGE/GRAVEL STOP DAMAGED
Roof Plan reference	K842
	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>ROOFING DRAINS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not Exist
<b>RAILINGS</b>	Does not Exist
<b>STAIRS/RAMPS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	2,000
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A, B, C	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2010
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist
<b>CAFETERIA</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 108/109
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
	Room 108/109
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 101/102,108/109,118/119
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 118/119
Violations	No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 101/102,107,108/109,118/119
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 101/102
Violations	No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Room 101/102,118/119, Exit 1
Deficiency Quantity	30

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 101/102
Violations	No violations recorded.
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 101/102,110/111
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 101/102
Violations	No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist

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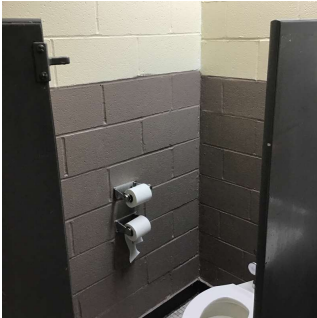

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Question	Response
<b>INTERIOR</b>	
<b>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Does not Exist
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 108/109
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 108/109 No violations recorded.
Deficiency	WOOD: DAMAGED LOUVER
Deficiency Location/Instance	1st Floor - Gender Neutral
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	1st Floor - Gender Neutral No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	5 - Poor

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Stalls</b>	
Deficiency	BROKEN/MISSING
Deficiency Location/Instance	1st Floor - Women
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	1st Floor - Women
Violations	No violations recorded.
Deficiency	RUST - MAJOR
Deficiency Location/Instance	1st Floor - Women
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	1st Floor - Women
Violations	No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	1st Floor - Gender Neutral
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Walls</b>	
Deficiency Photo1	
Violations	1st Floor - Gender Neutral No violations recorded.
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Room 108/109
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 108/109 No violations recorded.
<b>TOILET ROOMS - STUDENTS</b>	Does not Exist
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not Exist
<b>Drainage System for Asphalt</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by asphalt</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	Does not Exist
<b>Drainage System for Concrete</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED

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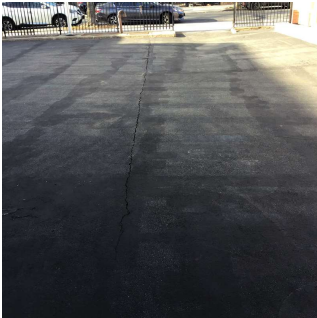

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Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Deficiency Location/Instance	Along Decatur Street
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Along Decatur Street No violations recorded.
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	POTHoles
Deficiency Location/Instance	Near exit 2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near exit 2 No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near exit 2
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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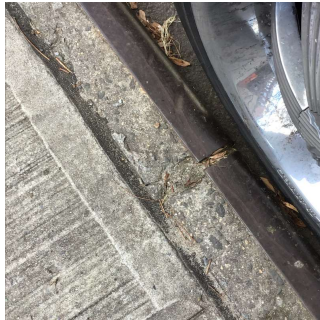
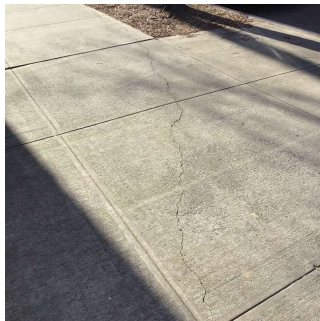
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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Non-Use</b>	
<b>Asphalt</b>	
Deficiency Photo1	
Violations	Near exit 2 No violations recorded.
<b>Concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not Exist
<b>Student Use</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near exit 1, exit 3
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near exit 1 No violations recorded.
<b>Pavers</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	3 - Fair

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along Central Avenue
Deficiency Quantity	25
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 4
Deficiency Photo1	
Violations	Along Central Avenue 48528
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Decatur Street, Central Avenue
Deficiency Quantity	425
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 4
Deficiency Photo1	
Violations	Along Decatur Street 48528
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist
<b>RETAINING WALLS</b>	Does not Exist
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist