

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

**Architectural Inspection**

**M124**

**Asset:** P.S. 124 (ECF) - MANHATTAN, 40 DIVISION STREET, MANHATTAN, NY, 10002

Inspection Id	Inspection Type	Time In	Last Edited
2353	ARCHITECTURAL - ASSOCIATE	2024-01-11 09:00AM	2024-02-12 03:20PM
2355	ARCHITECTURAL - SENIOR	2024-01-11 08:01AM	2024-06-16 04:11PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection? Inspection Inaccessible Comment	No Window Lintels, Window Guards, Roof Drains, Plaza Deck, Security Lights, Student-use and Non-use Concrete, East Side Playground and Seating (scaffolding and netting)
Principal(s) Information	
Principal Name	Yi Lan Chan
Principal Organization	P.S.124 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The Auditorium stage is warped and is a tripping hazard. 2. There are numerous leaks through the building. 3. The exterior doors are in poor condition and the Main Entrance sometimes doesn't open and close properly.
Custodian	Mariano Ramirez
Was the Custodian Present?	Yes
Fireman	Arthur Ng
Was the Fireman Present?	Yes
Building Square Footage	93,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+SB
Comments on the Year Built	1976
Student Population	500
Staff Population	80
Comments on the Number of Classrooms	40
Weather	Fair
Facade Photo	



Division Street - Northwest View

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

**Architectural Inspection**

**M124**

Main Entrance Photo



Facade A - Division 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: Boys Toilet Room upgraded to a HC Unisex Toilet Room

Years: 2018

Systems: Boys Toilet Room upgraded to a HC Unisex Toilet Room

Years: 2018

Systems: Limited Roofing repairs

Years: 2015

Systems: New Gymnasium Flooring

Years: 2014

Systems: Limited Parapet reconstruction; Limited Exterior Masonry repairs

Years: 2012

Systems: Limited Exterior Door and Railing replacement

Years: 2011

Systems: Complete Kitchen upgrade including Kitchen Window replacement

Years: 2003

Systems: Kitchen Window replacement

Years: 2003

Systems: Complete Roofing replacement

Years: 1996

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem


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

**Architectural Inspection**

**M124**

Leased Space? No

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	Tripping Hazards	Heaving Floor is a potential tripping hazard.	Auditorium Stage	Center of the Stage	Mariano Ramirez	Custodian	

**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?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	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		Yes			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		No		CHANGE IN ELEVATION		
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

**Rooms & Spaces**

<b>Art Rooms</b>						
	Room 118/119	Yes	Yes			
<b>Auditorium</b>						
	1st Floor	Yes	No	NO STAGE ACCESS WHEELCHAIR PARKING	No	Yes
<b>Cafeteria</b>						
	1st Floor - Student	Yes	Yes		No	Yes
	1st Floor - Staff	Yes	Yes		No	Yes
<b>Classrooms</b>						
	1st - 3rd Floor	Yes	Yes			

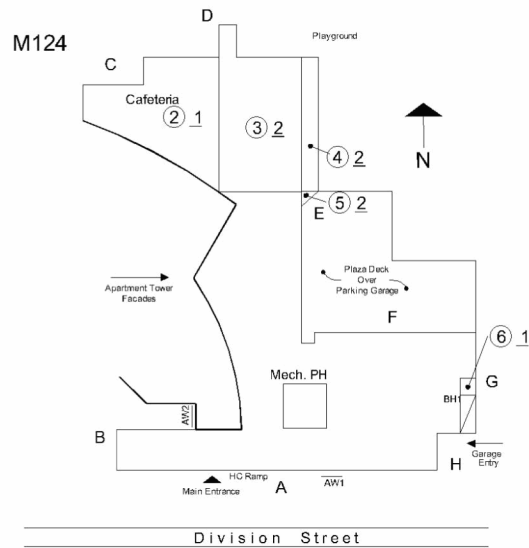
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**

**M124**

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>						
2nd Floor	Yes	No		NOT ON ACCESSIBLE ROUTE	No	Yes
<b>Library</b>						
Room 214	Yes	Yes				
<b>Main Office</b>						
Room 100	Yes	Yes				
<b>Multi-purpose Room</b>	No					
<b>Nurse's Office</b>						
Room 100A	Yes	Yes				
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						
1st Floor (Room 130)	Yes	Yes				
2nd Floor (Unisex Bathroom - Room 239)	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
1st Floor (Room 129)	Yes	Yes				
2nd Floor (Unisex Bathroom - Room 239)	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st - 3rd Floors	Yes	No		WATER CLOSET ARRANGEMENT SINK ARRANGEMENT ACCESSORY ARRANGEMENT		

**Building Template**



**Inspection**

**Question**

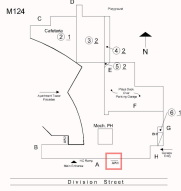

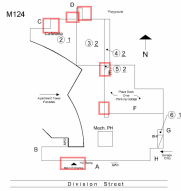
**Response**

**Architectural**

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Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**


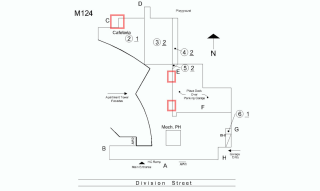

**M124**

Question	Response
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1-AW2	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:CRACKS AND SPALLING
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Areaway AW1
Violations	No photo recorded No violations recorded
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Inspected
Material Type(s)	Masonry
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Under construction
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	17
Quantity Uom	EACH
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*


**M124**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo 1	
Deficiency Photo 2	Exit 9
Violations	No photo recorded No violations recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3- 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	3- Fair
Deficiency	METAL:DENTED, MAJOR RUSTING
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 5
Violations	No photo recorded No violations recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	12,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	12,000
Instance Quantity Uom	S.F.
<b>EXTERIOR SOFFITS</b>	Under construction
<b>LOADING DOCK</b>	Does not exist

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

*Architectural Inspection*

**M124**

Question	Response
<b>EXTERIOR</b>	
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	6,000
Replacement Uom	C.F.
Instance on All Facades	Under construction
Instance Quantity	6,000
Instance Quantity Uom	CF
<b>PLAZA DECK</b>	Inspected
Instance on Pavers:Facades E/F above Parking Garage	Inaccessible
Instance Quantity	4,300
Instance Quantity Uom	S.F.
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	23,000
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Under construction
Instance Roof Photo	
	Roof 1
Instance Quantity	23,000
Instance Quantity Uom	S.F.
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:All Roofs
Deficiency Quantity	23,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOFING DRAINS</b>	Inaccessible
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Under construction
<b>CUPIOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	HEIGHT LESS THAN 18"

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

*Architectural Inspection*

**M124**

Question	Response
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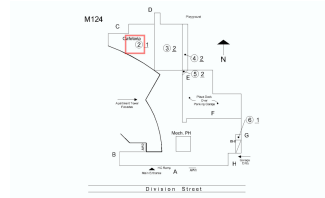
**EXTERIOR**

**ROOF**

**SPECIALTIES**

**DUNNAGE STEEL**

Deficiency Location/Instance



Deficiency Quantity

30

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 2

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**SKYLIGHT/ROOF VENT**

Does not exist

**ROOF/GRAVITY TANK**

Does not exist

**STAIRS/RAMPS: EXTERIOR**

Inspected

**BUILDING CHEEK/FLANK WALLS**

Under construction

**RAILINGS**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**STAIRS/RAMPS**

Inspected

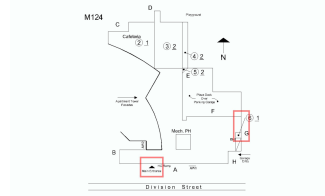
Condition

5- Poor

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

Deficiency Location/Instance



Deficiency Quantity

75

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action


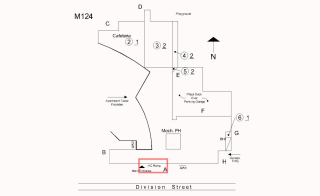
LEVEL 2



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

*Architectural Inspection*

**M124**

Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Right of Exit 5
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	HC Ramp
Violations	No photo recorded
Violations	No violations recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	13,500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inaccessible
<b>LINTELS</b>	Inaccessible
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades except the Kitchen	Inspected
Instance Condition	5- Poor
Instance Quantity	13,000
Instance Quantity Uom	S.F.
Installation Year	1976
Source of Installation Year	Custodial Staff
Are these windows insulated?	No
Deficiency	ALUMINUM - OTHER:DETERIORATED

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

*Architectural Inspection*

**M124**

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**Question** **Response**

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**EXTERIOR**

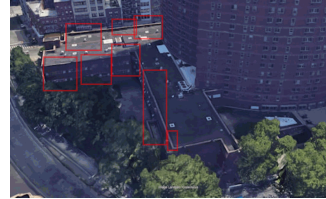
**WINDOWS**

**WINDOWS**

Roof Plan Reference



Elevation



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

Facade B  
900  
S.F.  
REPLACE WINDOW  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2  
Violations

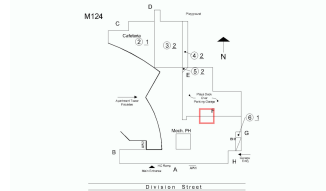
Corridor at Room 321  
No photo recorded  
No violations recorded

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**Deficiency**

ALUMINUM - OTHER: AIR AND WATER INFILTRATION,  
OPEN JOINTS WITH DAMAGED CAULKING

Roof Plan Reference



Elevation




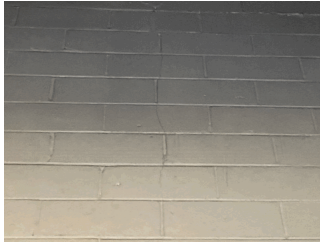
Elevation Reference  
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action

Facade F  
30  
L.F.  
MAINTENANCE  
PRIORITY 5  
LEVEL 2

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

*Architectural Inspection*

**M124**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 251
Violations	No photo recorded
Instance on Aluminum - Other:Kitchen Facade	No violations recorded
Instance Condition	Inspected
Instance Quantity	3- Fair
Instance Quantity Uom	500
Installation Year	S.F.
Source of Installation Year	2003
Are these windows insulated?	Documented
Deficiency	No
	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	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	Basement, 2nd and 3rd Floors
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Basement Wall (adjacent to Chimney) shown, also Rooms C1, C3, C20, 208, 340, Corridor at Rooms C1 and C20 and Electrical Panel Room
Violations	No photo recorded
	No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement, 1sr Floor
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3

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

*Architectural Inspection*


**M124**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room (between boilers) shown, also Kitchen Storeroom
Violations	No photo recorded No violations recorded
<b>FOUNDATION WALLS</b>	
Material Type(s)	Inspected Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Oil Tank Room
Violations	No photo recorded No violations recorded
Deficiency	BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	1st Floor
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Auditorium Stage
Violations	No photo recorded No violations recorded
<b>ROOF STRUCTURE</b>	
	Inspected

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

*Architectural Inspection*


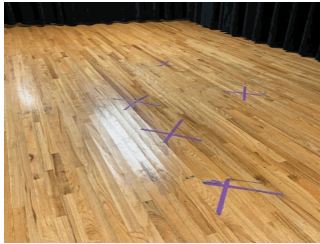
**M124**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>ROOF STRUCTURE</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not exist
<b>AUDITORIUM</b>	Inspected
Instance on 1st Floor (237 Seats)	Inspected
<b>Ceiling</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Above Stage
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	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed H/C Lift</b>	
Instance on 1st Floor (237 Seats)	Does not exist
<b>Fixed Seating</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	MOVABLE PANELS:DAMAGED
Deficiency Location/Instance	Center
Deficiency Quantity	80
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*

**M124**

Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Sliding-folding Partition</b>	
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stage</b>	
Instance on 1st Floor (237 Seats)	Inspected
<b>Stage</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	DAMAGED FLOOR
Deficiency Location/Instance	Center
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stage Curtain Rigging</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor (237 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
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*


**M124**

Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Walls</b>	
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stage
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stage
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Stage Rear
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stage Rear
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor (237 Seats)	Does not exist
<b>CAFETERIA</b>	
Instance on 1st Floor - Students	Inspected
Instance on 1st Floor - Staff (600 SF)	Inspected

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

*Architectural Inspection*

**M124**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Ceiling</b>	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	3- Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Center
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Center
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
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**



**M124**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor - Students	Not required
Instance on 1st Floor - Staff (600 SF)	Does not exist
<b>Stage</b>	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
<b>Walls</b>	
Instance on 1st Floor - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on 1st Floor - Staff (600 SF)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor - Students	Does not exist
Instance on 1st Floor - Staff (600 SF)	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Room 129, Corridor near Gymnasium
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE

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

*Architectural Inspection*



**M124**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 129
Violations	No photo recorded
	No violations recorded
<b>Deficiency</b>	<b>PLASTER:CRACKS/SPALLING</b>
Deficiency Location/Instance	Corridor near Room 315
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 315
Violations	No photo recorded
	No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Main Entrance Lobby, Corridor near Auditorium
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Main Entrance Lobby

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

*Architectural Inspection*


**M124**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Rooms 102, 109, 114, 239, Room 315, 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	
	Corridor near Room 102
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	WOOD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Room 251
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 251
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 239, 242, 331, 334, 337, and others
Deficiency Quantity	60
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*



**M124**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 337
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 2nd Floor	Inspected
<b>Ceiling</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Seating</b>	
Instance on 2nd Floor	Does not exist
<b>Sliding-folding Partition</b>	
Instance on 2nd Floor	Does not exist
<b>Stage</b>	
Instance on 2nd Floor	Does not exist
<b>Walls</b>	
Instance on 2nd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	North Side
Deficiency Quantity	40
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*

**M124**

Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	North Side
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Quantity	Near Drinking Fountain
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Near Drinking Fountain
Violations	No photo recorded
	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 2nd Floor	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
Deficiency	3- Fair
<b>INTERIOR GUARDS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Near Refrigerator
Deficiency Quantity	10
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*

**M124**

Question	Response
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**INTERIOR**

**KITCHEN**

**Ceiling**

Deficiency Photo 1



Near Refrigerator

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Door(s)**

Instance on 1st Floor

Inspected

Instance Condition

3- Fair

Deficiency

METAL:DETERIORATED DOOR AND FRAME

Deficiency Location/Instance

Exit Vestibule

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit Vestibule

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Floor Finish**

Instance on 1st Floor

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

CONCRETE:CRACKS

Deficiency Location/Instance

Storage Room

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Storage Room


Deficiency Photo 2

No photo recorded

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

*Architectural Inspection*

**M124**

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Violations	No violations recorded
Deficiency	QUARRY TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Servery
Deficiency Quantity	10
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
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	
Instance on Room 214	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Ceiling</b>	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
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*

**M124**



Question	Response
<b>INTERIOR</b>	
<b>LIBRARY</b>	
<b>Walls</b>	
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<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
<b>SHOWER ROOM</b>	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Stair E/3
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stair E/3
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	TERRAZZO:CRACKS
Deficiency Location/Instance	Stair B/2
Deficiency Quantity	10



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

*Architectural Inspection*


**M124**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Stairs and Landings</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair B/2
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Stairs A/2, C/2,3
Deficiency Quantity	10
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/2
Violations	No photo recorded No violations recorded
<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	Gymnasium Office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

*Architectural Inspection*


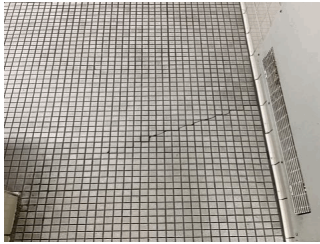

**M124**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	
Deficiency Photo 1	
Deficiency Photo 2	Gymnasium Office
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 339
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 339
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 109
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

*Architectural Inspection*



**M124**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Door(s)</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 109
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 221, 231, in Room 113
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 231
Violations	No photo recorded No violations recorded
<b>Stalls</b>	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 219, 232, 312, 331, 347, and others
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 232
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected

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

*Architectural Inspection*



**M124**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Walls</b>	
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Rooms 231, 330
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 231 No photo recorded
Violations	No violations recorded
<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	5- Poor
Deficiency	DAMAGED COVER
Deficiency Location/Instance	Parking Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Area No photo recorded
Violations	No violations 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	3- Fair
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	Division Street Driveway

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

*Architectural Inspection*




**M124**

Question	Response
<b>SITE</b>	
<b>FENCES</b>	
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	Division Street Driveway
Violations	No photo recorded 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	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Area
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Area
Violations	No photo recorded No violations recorded
<b>Concrete</b>	Inaccessible
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	North Schoolyard
Deficiency Quantity	1,500
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*



**M124**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Use</b>	
<b>Asphalt</b>	
Deficiency Photo 1	
Deficiency Photo 2	North Schoolyard
Violations	No photo recorded No violations recorded
Deficiency	LOCALIZED SINK AREA
Deficiency Location/Instance	North Schoolyard
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	North Schoolyard
Violations	No photo recorded No violations recorded
<b>Concrete</b>	Inaccessible
<b>Pavers</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Exit 7,8, Main Entrance
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 7 No photo recorded

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

*Architectural Inspection*


**M124**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Asphalt</b>	
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Near Exit 8
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	Near Exit 8
Violations	No photo recorded No violations recorded
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Exit 3, 7
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 3
Violations	No photo recorded 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	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Division Street
Deficiency Quantity	800
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*

**M124**


Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Deficiency Photo 1	
Deficiency Photo 2	Along Division Street
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Along Division Street
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Division Street
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on East Side of School Building	Inspected
<b>Benches</b>	
Instance on East Side of School Building	Does not exist
<b>Fence</b>	
Instance on East Side of School Building	Does not exist
<b>Pavement</b>	
Instance on East Side of School Building	Does not exist
<b>Play Equipment</b>	
Instance on East Side of School Building	Inaccessible
<b>Safety Surfacing</b>	
Instance on East Side of School Building	Inaccessible
<b>Unpaved Area</b>	
Instance on East Side of School Building	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	BRICK:BULGING/DISPLACED
Deficiency Location/Instance	Division Street Driveway
Deficiency Quantity	10



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

*Architectural Inspection*

**M124**

Question	Response
<b>SITE</b>	
<b>RETAINING WALLS</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Division Street Driveway
Violations	No photo recorded No violations recorded
<b>SEATING</b>	Inspected
<b>Benches</b>	Inspected
<b>Concrete</b>	Does not exist
<b>Metal/Wood/Plastic</b>	Inaccessible
<b>Bleachers</b>	Inspected
<b>Concrete</b>	Inaccessible
<b>Metal/Wood/Plastic</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>Site Check/flank Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Railings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs/ramps</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**M124**

Does the SCA expect asset to have artwork?

No