

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

**Architectural Inspection**

**M343**

**Asset: THE PECK SLIP SCHOOL - MANHATTAN, 1 PECK SLIP, MANHATTAN, NY, 10038**

Inspection Id	Inspection Type	Time In	Last Edited
3530	ARCHITECTURAL - ASSOCIATE	2024-02-28 09:16AM	2024-02-28 02:44PM
3563	ARCHITECTURAL - SENIOR	2024-02-28 08:45AM	2024-03-31 10:45AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Foundation Walls (no basement)
Principal(s) Information	
Principal Name	Lindsay Jacobs
Principal Organization	District 2 Pre-K Center
Meeting with Principal?	No
Principal Feedback	The Site Coordinator, Lauren Ghashghaei, had no comments regarding the physical condition of the building on behalf of the Principal.
Principal Name	Margaret Siena
Principal Organization	P.S. 343 - Manhattan
Meeting with Principal?	No
Principal Feedback	The Assistant Principal, Casey Corey, provided comments on behalf of the Principal as follows: 1) The safety padding on the Plaza Deck is deteriorated and requires replacement. 2) The HVAC System requires balancing.
Custodian	Luis Orellana
Was the Custodian Present?	No
Fireman	Alawi Khatari
Was the Fireman Present?	Yes
Building Square Footage	108,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	6+PH (No Basement)
Comments on the Year Built	2015
Student Population	362
Staff Population	69
Comments on the Number of Classrooms	39
Weather	Fair
Facade Photo	



Corner of Peck Slip and Water Street - Southeast View

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

**Architectural Inspection**

**M343**

Main Entrance Photo



Facade A - Peck Slip

Roof Photo



Roof 3 - Southeast View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

No

No Storm Water Management Type Selected


No System Upgraded

No New Construction

No Tandem

No

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	Protruding Elements	Severely damaged wall padding is a potential safety hazard.	Playground Walls	Playground	Alawi Khatari	Fireman	

**Structural Engineer Required**

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

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

*Architectural Inspection*

**M343**

**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
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**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 &amp; Lobbies</b>		Yes				
<b>Interior Elevators</b>	Yes	Yes				
<b>Interior Lobby Doors And Hardware</b>		Yes				
<b>Interior Ramps</b>	Yes	Yes				

**Rooms & Spaces**

<b>Art Rooms</b>						
Room 522	Yes	Yes				
<b>Auditorium</b>						
	No					
<b>Cafeteria</b>						
1st Floor	Yes	Yes			FM System	Yes
<b>Classrooms</b>						
2nd - 5th Floors	Yes	Yes				
<b>Computer Rooms</b>						
	No					
<b>Gymnasium</b>						
5th Floor	Yes	Yes			FM System	Yes
<b>Library</b>						
Room 422	Yes	Yes				
<b>Main Office</b>						
Rooms 211(P.S 343) and 429 (Pre-K Center)	Yes	Yes				
<b>Multi-purpose Room</b>						
Room 126	Yes	Yes			FM System	Yes
<b>Nurse's Office</b>						
Room 110	Yes	Yes				
<b>Pool</b>						
	No					
<b>Science Lab</b>						
Room 512	Yes	Yes				
<b>Toilet Rooms (boys)</b>						
1st - 6th Floors	Yes	Yes				
<b>Toilet Rooms (girls)</b>						

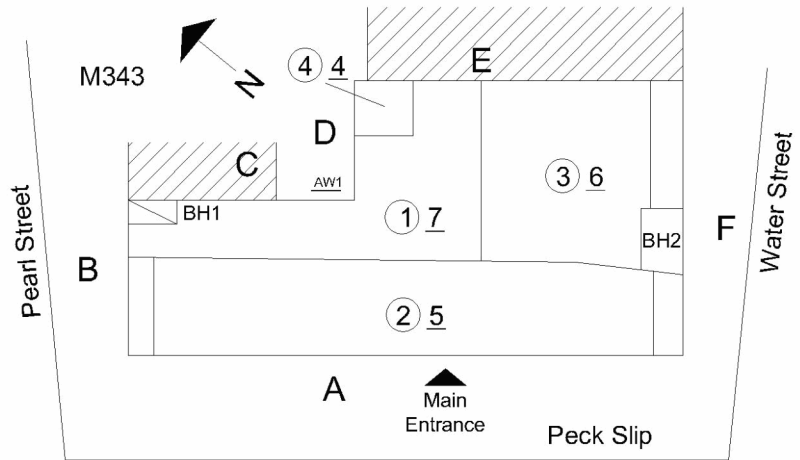
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**

**M343**

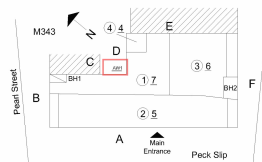
Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
1st - 6th Floors	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st - 6th Floors	Yes	Yes				

**Building Template**



**Inspection**

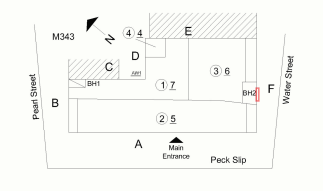

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:CRACKS AND SPALLING
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



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

*Architectural Inspection*

**M343**

Question	Response
<b>EXTERIOR</b>	
<b>AREAWAY</b>	
Deficiency Photo 2	Areaway AW1
Violations	No photo recorded No violations recorded
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Inspected
Material Type(s)	Metal
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade F
Violations	No photo recorded 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, Other

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

*Architectural Inspection*

**M343**

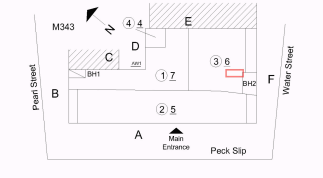

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Replacement Quantity	11,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Metal
Replacement Quantity	6,200
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	6,200
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Inspected
Instance on Pavers:Roof 2	Inspected
Instance Condition	1- Good
Instance Quantity	7,000
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not exist
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOFING</b>	Inspected
Replacement Quantity	11,000
Replacement Uom	S.F.
Instance on IRMA:Roofs 1, 3 and 4	Inspected
Instance Roof Photo	



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

*Architectural Inspection*

**M343**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	Roof 3
Instance Condition	2- Between Good and Fair
Instance Quantity	11,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs? Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2015
Source of Installation Year	Documented
Deficiency	IRMA:FLASHING:DRIP EDGE/GRAVEL STOP DAMAGED
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 3
Violations	No photo recorded No violations recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CUPOLA/ 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*

**M343**

Question	Response
----------	----------

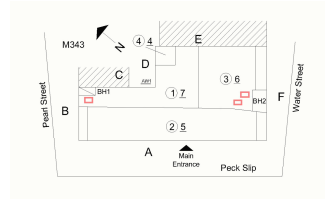
**EXTERIOR**

**ROOF**

**SPECIALTIES**

**DUNNAGE STEEL**

Deficiency Location/Instance



Deficiency Quantity

25

Quantity Uom

L.F.

Potential Action

REPLACE

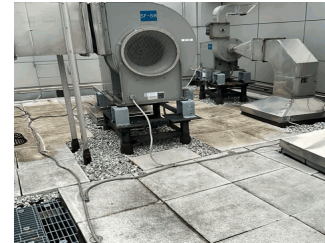
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Roof 3

Violations

No photo recorded

No violations recorded

**SKYLIGHT/ROOF VENT**

Does not exist

**ROOF/GRAVITY TANK**

Does not exist

**STAIRS/RAMPS: EXTERIOR**

Does not exist

**WINDOWS**

Inspected

Replacement Quantity

16,000

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**LINTELS**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**WINDOWS**

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Other:All Facades

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

16,000

Instance Quantity Uom

S.F.

Installation Year

2015

Source of Installation Year

Documented

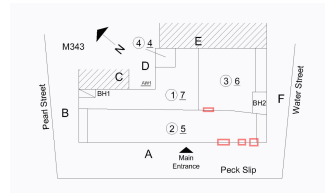
Are these windows insulated?

Yes

Deficiency

ALUMINUM - OTHER:BROKEN PANE

Roof Plan Reference






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

*Architectural Inspection*

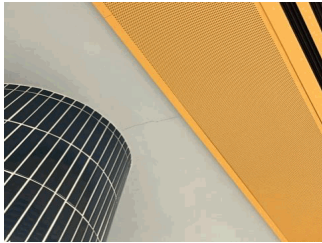
**M343**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A at Cafeteria shown, also Rooms 318, 322 and Corridor near Room 611 (at Plaza Deck)
Violations	No photo recorded No violations 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	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Pump Room shown, also Gas Meter Room
Violations	No photo recorded No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inaccessible
<b>ROOF STRUCTURE</b>	Inspected

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

*Architectural Inspection*


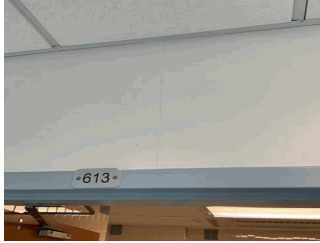
**M343**

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>	Does not exist
<b>CAFETERIA</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Does not exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 110, 214, 222
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	Corridor near Room 110
Violations	No photo recorded No violations recorded

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

*Architectural Inspection*

**M343**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<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	Corridor near Room 110
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	Corridor near Room 110
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSON BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 322, 402, 516, 613, 617, and others
Deficiency Quantity	60
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 613
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 5th Floor	Inspected
<b>Ceiling</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair

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

*Architectural Inspection*

**M343**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Door(s)</b>	
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Seating</b>	
Instance on 5th Floor	Does not exist
<b>Sliding-folding Partition</b>	
Instance on 5th Floor	Does not exist
<b>Stage</b>	
Instance on 5th Floor	Inspected
<b>Stage</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtain Rigging</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 5th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR DOOR HARDWARE</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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

*Architectural Inspection*

**M343**

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Door(s)</b>	
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	QUARRY TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Prep Area
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 422	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 422	Does not exist
<b>Ceiling</b>	
Instance on Room 422	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 422	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 422	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 422	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Does not exist	
<b>MULTI-PURPOSE ROOM</b>	
Inspected	
Instance on Room 126	Inspected
<b>Ceiling</b>	
Instance on Room 126	Inspected

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

*Architectural Inspection*


**M343**

Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Ceiling</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 126	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 126	Does not exist
<b>Floor Finish</b>	
Instance on Room 126	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 126	Does not exist
<b>Stage</b>	
Instance on Room 126	Does not exist
<b>Walls</b>	
Instance on Room 126	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 126	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Inspected
Instance on Room 512	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Room 512	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 514	Inspected
Alternative Use	No
<b>Fixed Equipment</b>	
Instance on Room 514	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SHOWER ROOM</b>	
	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	
	Does not exist
<b>Railings</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	
	Inspected

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

*Architectural Inspection*

**M343**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Stairs and Landings</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Stairs A/5, B/3
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>TOILET ROOMS - STAFF</b>	
<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>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Room 615
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*

**M343**



Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 615
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	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not exist
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Peck Slip
Deficiency Quantity	50
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*


**M343**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Concrete</b>	
Deficiency Photo 1	
Deficiency Photo 2	Peck Slip
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	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Water Street, Pearl Street, Peck Slip
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	Along Water Street
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on 6th Floor	Inspected
<b>Benches</b>	
Instance on 6th Floor	Does not exist
<b>Fence</b>	
Instance on 6th Floor	Does not exist
<b>Pavement</b>	
Instance on 6th Floor	Does not exist
<b>Play Equipment</b>	
Instance on 6th Floor	Does not exist
<b>Safety Surfacing</b>	
Instance on 6th Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Center, South
Deficiency Quantity	40

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

*Architectural Inspection*

**M343**

Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Safety Surfacing</b>	
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>Unpaved Area</b>	
Instance on 6th Floor	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

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

M343

Does the SCA expect asset to have artwork?

Yes

Accession No.

100016

Comments

No

Artwork exist at stated location?

Yes

