

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

Architectural Inspection

M484

Asset: TEACHER'S COLLEGE COMMUNITY SCHOOL ANNEX - MANHATTAN, 223-233 WEST 132 STREET, MANHATTAN, NY, 10027

Inspection Id	Inspection Type	Time In	Last Edited
3906	ARCHITECTURAL - ASSOCIATE	2024-03-12 11:18AM	2024-03-12 12:32PM
3945	ARCHITECTURAL - SENIOR	2024-03-12 08:59AM	2024-04-14 07:59PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Michelle Verdiner
Principal Organization	Teacher's College Community School - Manhattan
Meeting with Principal?	No
Principal Feedback	The Assistant Principal, Margarita Muniz, provided comments on behalf of the Principal as follows: 1. A chain-link fence post in the rear schoolyard is damaged and requires repair. 2. The elevator between the Basement, Ground and 1st Floors often malfunctions and requires an upgrade.
Custodian	Floyd Ageda
Was the Custodian Present?	No
Fireman	Mario Medina (Handyman)
Was the Fireman Present?	Yes
Building Square Footage	18,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B
Comments on the Year Built	1940
Student Population	100
Staff Population	25
Comments on the Number of Classrooms	10
Weather	Fair
Facade Photo	



West 132nd Street - East View

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Main Entrance Photo



Facade A - West 132nd Street

Roof Photo



Roof 1 - North 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: Limited Roof patching ; Areaway wall patching.

Years: 2023

Systems: Limited Roof repairs.

Years: 2021

Systems: Roof strainers replaced on Roof 1

Years: 2019

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2018

Inspection Type

Full Inspection

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
		No condition recorded					

Structural Engineer Required

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

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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	Yes	Yes				
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	Yes	Yes				

Rooms & Spaces

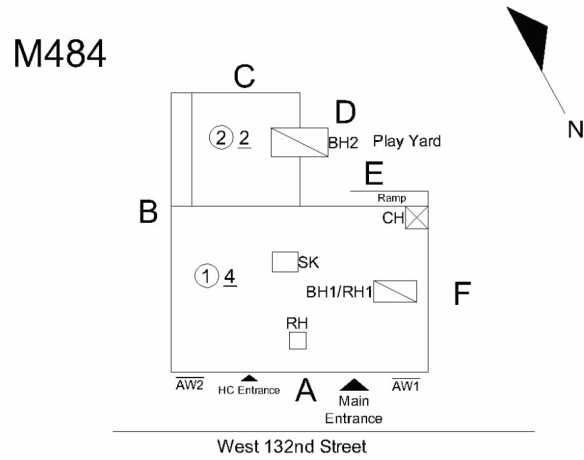
Art Rooms	No					
Auditorium	No					
Cafeteria						
Basement	Yes	Yes			No	Yes
Classrooms						
1st - 3rd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 104	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room B-08	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Basement, 2nd and 3rd Floors	Yes	Yes				
Toilet Rooms (girls)						
Basement, 2nd and 3rd Floors	Yes	Yes				
Toilet Rooms (staff)						
Basement and 1st Floor	Yes	Yes				

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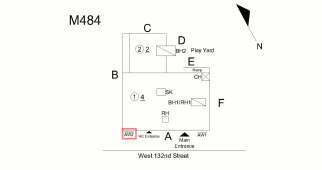
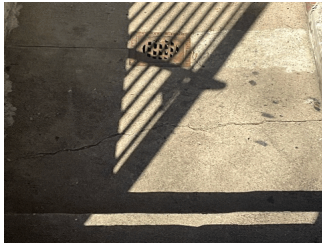
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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW2	Inspected
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	AREAWAY SLAB: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	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	AREAWAY STAIRS:DETERIORATED TREADS/RISERS/NOSINGS

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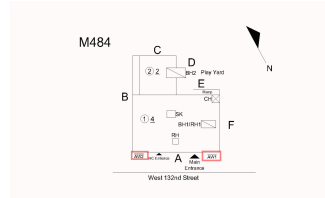
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Question	Response
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EXTERIOR

AREAWAY

Deficiency Location/Instance



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

15
S.F.
REPAIR
PRIORITY 3
LEVEL 2



Areaway AW2

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

AWNINGS AND CANOPIES

Does not exist

CHIMNEY

Material Type(s)

Inspected
Masonry

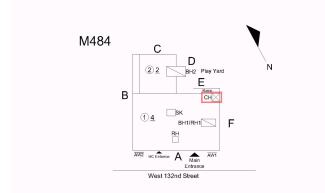
Condition

3- Fair

Deficiency

BRICK:DETERIORATED JOINTS

Deficiency Location/Instance



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

40
S.F.
REPOINT
PRIORITY 3
LEVEL 2



Chimney CH

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

COPING

Condition

Inspected
2- Between Good and Fair

Deficiency

CAST STONE:DETERIORATED TRANSVERSE JOINTS

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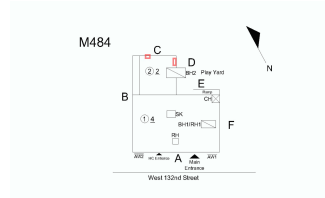
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Question	Response
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EXTERIOR

COPING

Deficiency Location/Instance



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

5
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Roof 2 - Facade D

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

CORNICE

Does not exist

DOORS

Inspected

DOORS AND FRAMES

Inspected

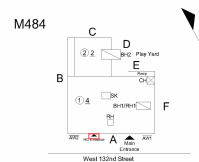
Condition

3- Fair

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MINOR
DETERIORATION

Deficiency Location/Instance



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

1
EACH
MAINTENANCE
PRIORITY 3
LEVEL 2



Facade A - HC Elevator Exit

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

DOOR HARDWARE

Inspected

Condition

1- Good

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Question	Response
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EXTERIOR

DOORS

DOOR HARDWARE

Deficiency	No deficiencies recorded
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LINTELS

Condition	2- Between Good and Fair
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Deficiency	No deficiencies recorded
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TRANSOM/SIDE LIGHT

Condition	2- Between Good and Fair
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Deficiency	No deficiencies recorded
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EXTERIOR WALLS

Material Type(s)	Masonry
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Replacement Quantity	13,550
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Replacement Uom	S.F.
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Instance on All Facades	Inspected
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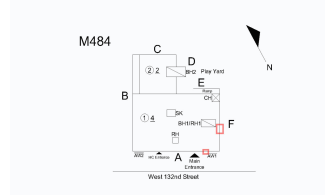
Instance Condition	3- Fair
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Instance Quantity	13,550
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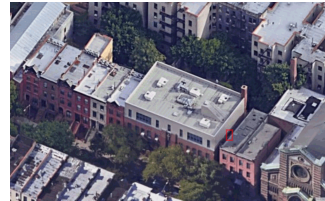
Instance Quantity Uom	S.F.
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Deficiency	BRICK:MINOR CRACKS, SPALLING
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Roof Plan Reference



Elevation



Elevation Reference

Facades A, F

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade F



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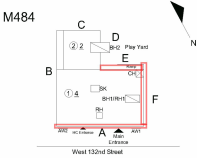


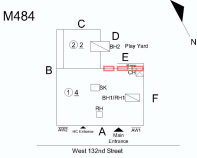

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Question

Response

EXTERIOR

EXTERIOR WALLS

Violations	Facade A
Deficiency	No violations recorded
Roof Plan Reference	BRICK:DETERIORATED JOINTS
Elevation	
Elevation Reference	
Deficiency Quantity	Facades A, E, F
Quantity Uom	1,000
Potential Action	S.F.
Urgency of Action	REPOINT
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Facade A
Deficiency	No photo recorded
Roof Plan Reference	No violations recorded
Elevation	BRICK:DETERIORATED MASONRY SILLS - MINOR
Elevation Reference	
Deficiency Quantity	
Quantity Uom	Facade E
Potential Action	15
Urgency of Action	L.F.
Purpose of Action	REPAIR
	PRIORITY 3
	LEVEL 2

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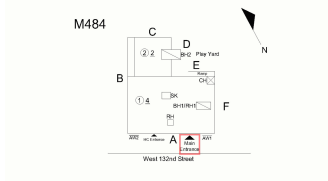
Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade E
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,000
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected
Instance Roof Photo	
	Roof 1

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Instance Condition	3- Fair
Instance Quantity	5,000
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?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	All Roofs
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1999
Source of Installation Year	Custodial Staff
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:All Roofs
Deficiency Quantity	5,000
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
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	



Deficiency Quantity

10

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	1,500
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 - Double Hung:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation Year	Inspector Estimate
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Installation Year	2018
Source of Installation Year	Inspector Estimate
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	STONE RUBBLE:DETERIORATED JOINTS
Deficiency Location/Instance	Basement
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
Deficiency	Does not exist
AUDITORIUM	
Deficiency	Does not exist
CAFETERIA	
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	METAL:MISSING DOOR
Deficiency Location/Instance	Entrance near Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance near Kitchen
Violations	No photo recorded No violations recorded

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Question	Response
INTERIOR	
CAFETERIA	
Fixed Equipment	
Instance on Basement	Does not exist
Floor Finish	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Drinking Fountain, near Entrance
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Drinking Fountain
Violations	No photo recorded No violations recorded
Sliding-folding Partition	
Instance on Basement	Does not exist
Stage	
Instance on Basement	Does not exist
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Instance on Basement	Inspected
Ceiling	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	
Condition	Does not exist
GYMNASIUM	
Condition	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected

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Question	Response
INTERIOR	
INTERIOR GUARDS	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Stair A/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/3
Violations	No photo recorded No violations recorded
Door(s)	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
	Does not exist

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Inspected
Catch Basins/Manhole - Surrounded by Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist

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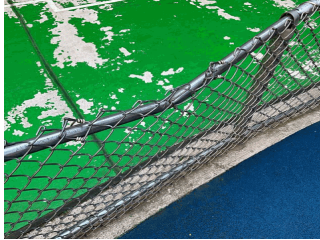
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Question	Response
SITE	
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along West 132nd Street
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along West 132nd Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on Schoolyard	Inspected
Benches	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on Schoolyard	Inspected
Instance Condition	3- Fair
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	Center

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Question	Response
SITE	
PLAYGROUNDS	
Fence	
Deficiency Quantity	50
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
Pavement	
Instance on Schoolyard	Does not exist
Play Equipment	
Instance on Schoolyard	Does not exist
Safety Surfacing	
Instance on Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Schoolyard	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

M484

Does the SCA expect asset to have artwork?

No