

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

Architectural Inspection

M848

Asset: P.S. 192 MINISCHOOL - MANHATTAN, 500 WEST 138 STREET, MANHATTAN, NY, 10031

Inspection Id	Inspection Type	Time In	Last Edited
2709	ARCHITECTURAL - SENIOR	2024-01-25 08:23AM	2024-02-26 09:44AM
2716	ARCHITECTURAL - ASSOCIATE	2024-01-24 02:51PM	2024-01-25 01:59PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Anna Collazo
Principal Organization	M848
Meeting with Principal?	No
Principal Feedback	The Primary Principal returned the questionnaire with the following comment: The school needs funding for maintenance and equipment
Principal Name	Eric Alston
Principal Organization	Zeta Charter School Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Arisleyda Almonte
Was the Custodian Present?	Yes
Fireman	Hector Arroyo
Was the Fireman Present?	Yes
Building Square Footage	11,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Year Built	1985
Student Population	0
Staff Population	1
Comments on the Number of Classrooms	12
Weather	Heavy Rain
Facade Photo	



Parking Lot - Northeast View

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Main Entrance Photo



Facade A - Southeast View

Roof Photo



Roof 1 - East 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: The Corridor and Classroom Walls renovation; Removing of the Kitchen and conversion into office space; Complete painting of the Exterior Walls

Years: 2020

Systems: Limited Gutter repairs; Limited Interior Door replacement

Years: 2014

Systems: Complete Exterior Guard replacement

Years: 2010

Systems: Limited Exterior Door replacement

Years: 2009

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

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 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?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	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		No			
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
1st Floor	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor - Unisex	Yes	Yes				
Toilet Rooms (girls)						
1st Floor - Unisex	Yes	Yes				
Toilet Rooms (staff)						
1st Floor - Unisex	Yes	Yes				

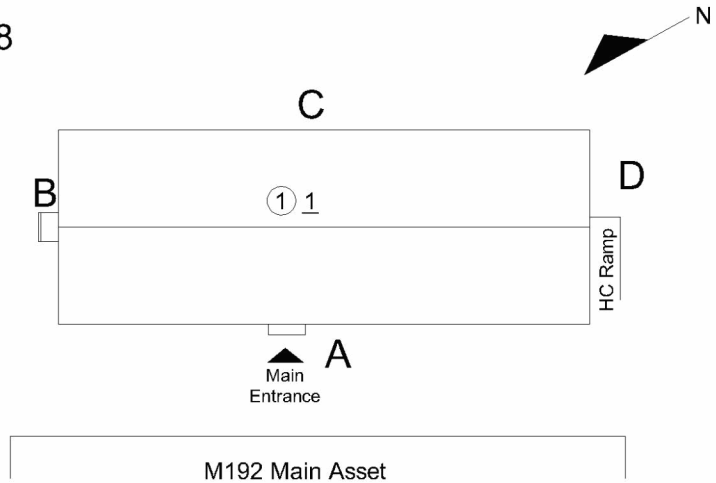
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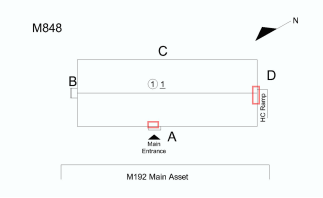

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Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5- Poor
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

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Question **Response**

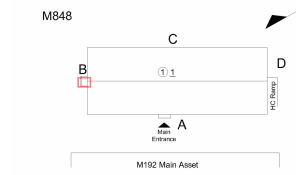
EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade B

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

DOOR HARDWARE

Inspected

Condition

3- Fair

Deficiency

No deficiencies recorded

LINTELS

Does not exist

TRANSOM/SIDE LIGHT

Does not exist

EXTERIOR WALLS

Inspected

Material Type(s)

Steel

Replacement Quantity

3,200

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

3,200

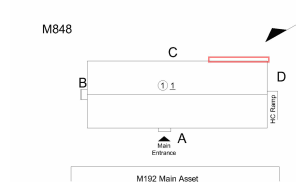
Instance Quantity Uom

S.F.

Deficiency

METAL PANEL:DAMAGED TRIM

Roof Plan Reference



Elevation




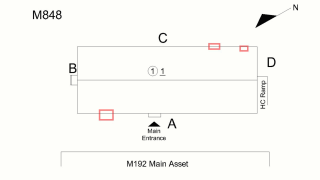

Elevation Reference

Facade C

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade C No photo recorded
Violations	No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade C No photo recorded
Violations	No violations recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist

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Question	Response
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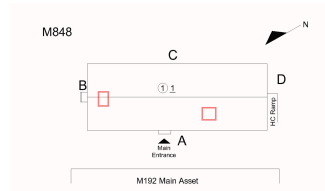
EXTERIOR

ROOF

ROOFING

ROOFING	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inspected
Instance Condition	3- Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1985
Source of Installation Year	Inspector Estimate
Deficiency	METAL:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

Deficiency Location/Instance



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

6
S.F.
REPLACE
PRIORITY 5
LEVEL 2



Corridor near Room 102 shown, also Room 105A

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

ROOFING DRAINS

Does not exist

SPECIALTIES

Does not exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Does not exist

RAILINGS

Inspected

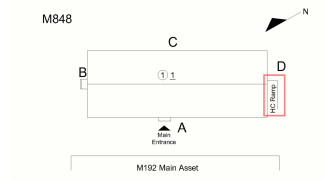
Condition

4- Between Fair and Poor

Deficiency

DAMAGED

Deficiency Location/Instance





Deficiency Quantity

15

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
RAILINGS	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
STAIRS/RAMPS	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
WINDOWS	
Replacement Quantity	Inspected
Replacement Uom	800
	S.F.
EXTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair DETERIORATED/TORN-OUT/MISSING

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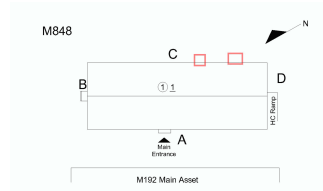
Question	Response
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EXTERIOR

WINDOWS

EXTERIOR GUARDS

Roof Plan Reference



Elevation



Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade C

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

LINTELS

Does not exist

WINDOWS

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Double Hung:Facades A and C

Inspected

Instance Condition

3- Fair

Instance Quantity

800

Instance Quantity Uom

S.F.

Installation Year

2000

Source of Installation Year

Inspector Estimate

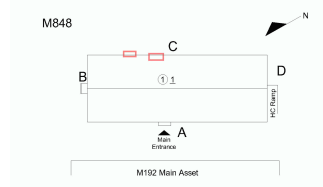
Are these windows insulated?

Yes

Deficiency

ALUMINUM - DOUBLE HUNG:INOPERABLE



Roof Plan Reference



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Elevation Reference	Facade C
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 103
Deficiency Photo 2	No photo recorded
Violations	No violations 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
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Exterior
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Facade D

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
	Does not exist
AUDITORIUM	
	Does not exist
CAFETERIA	
	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 103, 105
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 105
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 105A, Corridor near Room 102
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 105A
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
Condition	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 102, 105, 106, 110
Deficiency Quantity	4
Quantity Uom	EACH

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Door(s)

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

MAINTENANCE
PRIORITY 3
LEVEL 2



Room 105

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Floor Finish

Condition

Deficiency
Deficiency Location/Instance
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Inspected
2- Between Good and Fair
VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Corridor near Room 106B, 110
75
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Corridor near Room 106B

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Walls

Condition

Deficiency
Deficiency Location/Instance
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Inspected
2- Between Good and Fair
GYPSUM BOARD:DETERIORATED
Room 101
10
S.F.
REPLACE
PRIORITY 3
LEVEL 2



Room 101

Deficiency Photo 2

No photo recorded

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist
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	Does not exist
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	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 - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Inside Room 103
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Deficiency Photo 1	
Deficiency Photo 2	Inside Room 103
Violations	No photo recorded No violations 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	Not required

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Does the SCA expect asset to have artwork?

No