

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

Architectural Inspection

M898

Asset: P.S. 18 - MANHATTAN, 4124 9TH AVENUE, MANHATTAN, NY, 10034

Inspection Id	Inspection Type	Time In	Last Edited
290	ARCHITECTURAL - ASSOCIATE	2023-10-18 03:58PM	2023-10-19 03:36PM
347	ARCHITECTURAL - SENIOR	2023-10-19 07:38AM	2023-11-22 03:36PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Foundation Wall (no basement)
Principal(s) Information	
Principal Name	Connie Mejia
Principal Organization	P.S. 18 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Edwardo Collazo
Was the Custodian Present?	No
Fireman	Albert Rose
Was the Fireman Present?	Yes
Building Square Footage	26,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	4 (No Basement)
Comments on the Year Built	1935
Student Population	240
Staff Population	50
Comments on the Number of Classrooms	22
Weather	Fair
Facade Photo	



Corner of 9th Avenue and West 220th Street - West View

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Main Entrance Photo



Facade A - West 220th 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: Limited Window balance repaired

Years: 2020

Systems: Limited repairs to the Roofing, Parapets and Copings

Years: 2019

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

1991

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	No		No			

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st - 4th Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 206	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab						
Room 404	Yes	Yes				
Toilet Rooms (boys)						
1st - 4th Floors	Yes	Yes				
Toilet Rooms (girls)						
1st - 4th Floors	Yes	Yes				
Toilet Rooms (staff)						
1st - 4th Floors	Yes	Yes				

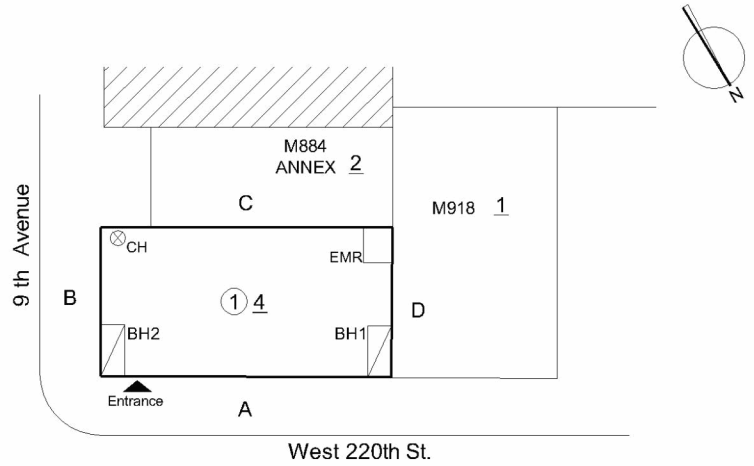
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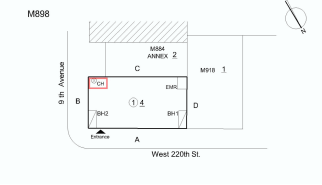

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Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	2- Between Good and Fair
Deficiency	METAL:DENTS, MAJOR RUSTING
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Chimney CH - Roof 1
Violations	No photo recorded No violations recorded
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not exist

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Question	Response
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EXTERIOR

DOORS

Inspected

DOORS AND FRAMES

Inspected

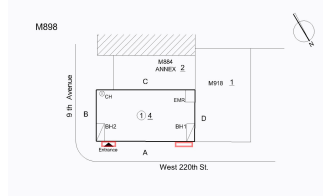
Condition

4- Between Fair and 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



Exit 2

Deficiency Photo 2

No photo recorded

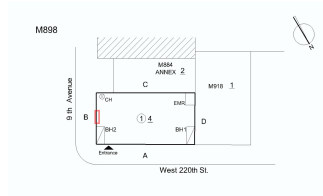
Violations

No violations recorded

Deficiency

ROLL-UP DOOR:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Boiler Room Door

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

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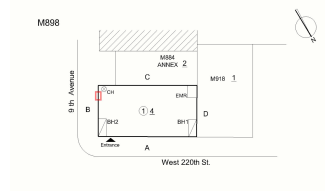
Question **Response**

EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



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

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



Boiler Room Door

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

DOOR HARDWARE

Condition

Inspected

Deficiency

3- Fair

No deficiencies recorded

LINTELS

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

TRANSOM/SIDE LIGHT

Does not exist

EXTERIOR WALLS

Material Type(s)

Inspected

Replacement Quantity

Masonry

Replacement Uom

11,000

S.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

11,000

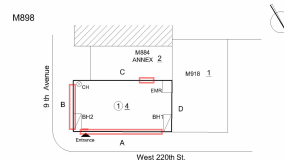
Instance Quantity Uom

S.F.

Deficiency

STUCCO CEMENT SURFACE:CRACKS, SPALLING

Roof Plan Reference



Elevation



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation Reference	Facades A, B, C
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade C
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	BROKEN/ DENTED BLADES
Roof Plan Reference	
Elevation	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH1
Violations	No photo recorded No violations recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,000

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Question	Response
EXTERIOR	
PARAPETS	
Replacement Uom	C.F.
Instance on All Roofs	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	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not exist
ROOF BARRIER/FENCE	Inspected
Condition	3- Fair
Deficiency	CHAIN LINK:DETERIORATED, MAJOR RUSTING
Deficiency Location/Instance	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade D
Violations	No photo recorded No violations recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	6,000
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	6,000
Instance Quantity Uom	S.F.

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Question	Response
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EXTERIOR

ROOF

ROOFING

ROOFING

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
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Does this Roof Instance have a Sustainable Roof System?	Yes
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Sustainable Roof System Type	White Roof
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Sustainable Roof System Location (Roof Number)	Roof 1
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Do solar panels exist on these roofs?	No
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Is/Are the roof(s) suitable for Solar Panel installation?	No
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Installation Year	1990
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Source of Installation Year	Inspector Estimate
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Deficiency	MODIFIED BITUMEN:ROOFING:DELAMINATION
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Deficiency Location/Instance	
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Deficiency Quantity	100
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Quantity Uom	S.F.
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Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
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Urgency of Action	PRIORITY 4
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Purpose of Action	LEVEL 2
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Deficiency Photo 1	
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Deficiency Photo 2	No photo recorded
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Violations	No violations recorded
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Deficiency	MODIFIED BITUMEN:FLASHING:DRIP EDGE/GRAVEL STOP MISSING
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Deficiency Location/Instance	
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Deficiency Quantity	40
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Quantity Uom	L.F.
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Potential Action	INSTALL NEW
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Urgency of Action	PRIORITY 3
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Purpose of Action	LEVEL 2
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Question	Response
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EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Photo 1



Bulkhead BH1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE

Deficiency Location/Instance

Modified Bitumen:All Roofs

Deficiency Quantity

6,000

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

Inspected

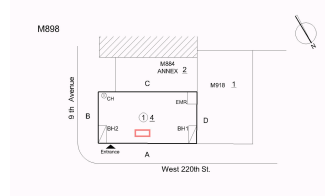
Condition

3- Fair

Deficiency

HEIGHT LESS THAN 18"

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



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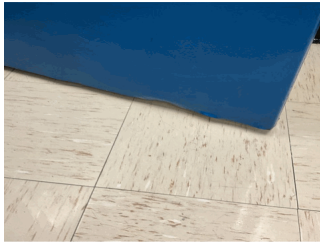

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
DUNNAGE STEEL	
Roof 1	Roof 1
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	800
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	3- Fair
Instance Quantity	800
Instance Quantity Uom	S.F.
Installation Year	2004
Source of Installation Year	Custodial Staff
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	Inaccessible
ROOF STRUCTURE	Inspected
Condition	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	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 311, 315, Corridor near Room 201, 301, 407 and others
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo 1	
	Corridor near Room 407
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 202, 204, 303, 403, 404 and others
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 404
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	3- Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Stair B/4 , Corridor near Room 317, Corridor near 1st Floor elevator
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Stair B/4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Location/Instance	Corridor near Room 108, 314, 315, Room 315, Corridor near Exit 1 and others
Deficiency Quantity	1,300
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
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 108
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 108
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Does not exist

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Question	Response
INTERIOR	
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 404	Inspected
Alternative Use	No
Fixed Equipment	
Instance on Room 404	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
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
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair A/4, B/1, C/3,Bulkhead
Deficiency Quantity	40
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
Deficiency	METAL:RUST - MAJOR
Deficiency Location/Instance	Stair C/3
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Photo 1	
Deficiency Photo 2	Stair C/3
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Stair A/1-3, B/1,4
Deficiency Quantity	75
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/4
Violations	No photo recorded No violations recorded
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/1-3, B/1,4
Deficiency Quantity	55
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
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	3- Fair

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 307, 308
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 307
Violations	No photo recorded No violations 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	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 106, 4th Floor - Boys
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	4th Floor - Boys
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	4th Floor - Boys
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	4th Floor - Boys No photo recorded
Violations	No violations 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	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Does not exist
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	220th Street
Deficiency Quantity	125
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	220th Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	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

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Does the SCA expect asset to have artwork?

No