

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

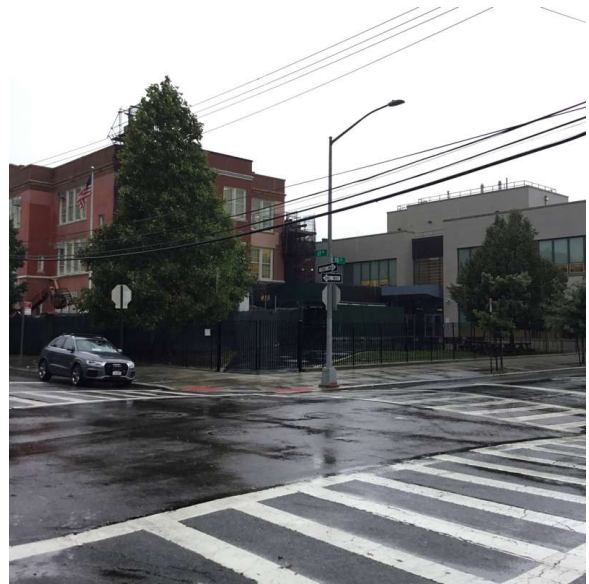
Q003

Asset: P.S. 303 ADDITION - QUEENS, 108-55 69TH AVENUE, New York, 11375

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q003	Architectural - Senior	2023-09-29 7:30 AM	2024-06-16 6:42 PM
AA : Q003	Architectural - Associate	2023-09-29 7:34 AM	2023-10-23 2:05 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Playground, Student Use Asphalt, Students Use Concrete (Construction Staging), Security Lights (Construction Scaffolding)
Building Square Footage	84,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+PH
Comments on the Number of Classrooms	41
Comments on the Year Built	1920
Student Population	520
Staff Population	60
Weather	Heavy Rain
Principal(s) Information	
Principal Name	Barbara Leto
Organization	The Academy for Excellence Through The Arts - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal commented that there is a roof leak in the breezeway near the Main Entrance.
Custodian	Was not present
Fireman	Juan DeJesus
Facade Photo	



Corner of 110th Street and 69th Avenue - Northwest View

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Main Entrance Photo



Facade A - 110th Street

Roof Photo



Roof 1 - West View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Original Building and 2008 Addition - Roofing replacement, Parapets and Coping replacement; Cornice repairs; Bulkhead/Penthouse, Roof Drain repairs; Entrance Stairs and Railings repairs.

Year: Under Construction

Systems: Original Building Partial Window Balances replacement.

Year: 2023

Systems: Partial Interior Renovation on 1st and 3rd Floor of Original Building; Partial Roofing repairs at 2019 Addition.

Year: 2020

Systems: Partial Exterior Walls, Roofing and Roof Drain repairs; Partial Bulkhead repairs.

Year: 2014

Systems: Partial Roofing repairs at Roof 1.

Year: 2013

Systems: Partial Window repairs.

Year: 2009

Systems: Roofing replacement at Roofs 2-5; Windows and Window Guards replacement at Original Building; Roof Drains replacement; Partial Exterior Walls and Coping repairs;

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Partial Exterior Doors replacement; New Elevator;
 Student Toilet Rooms upgraded to HC compliance;
 Multipurpose Room upgrade.

Year: 2008
 Systems: New Roofing at Roofs 1 and 6
 Year: 2000

Have there been any Building Additions?
 Comments on Building Additions
 Tandem Schools?
 Leased Space?

Yes
 2008 (+500 S.F.), 2019 (+60,000 S.F.)
 No
 No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
-------------------------------------	-------------------	-----------------------	--------------------	----------------------	--------------------	-----------------	------------

No condition recorded

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
---------------------------	-----------------------	--------------------	----------------------	--------------------	-----------------	------------

No condition recorded

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	Yes
Are all floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Fire Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	---------------------------------	-------------------

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 and Lobbies			Yes			
Interior Elevators	Yes		Yes			
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	Yes		Yes			

Rooms & Spaces

Art Rooms	Room 159	Yes	Yes			
Auditorium		No				
Cafeteria	Basement	Yes	Yes		FM System	Yes
Classrooms	Basement, 1st-3rd Floors	Yes	Yes			
Computer Rooms		No				
Gymnasium		No				

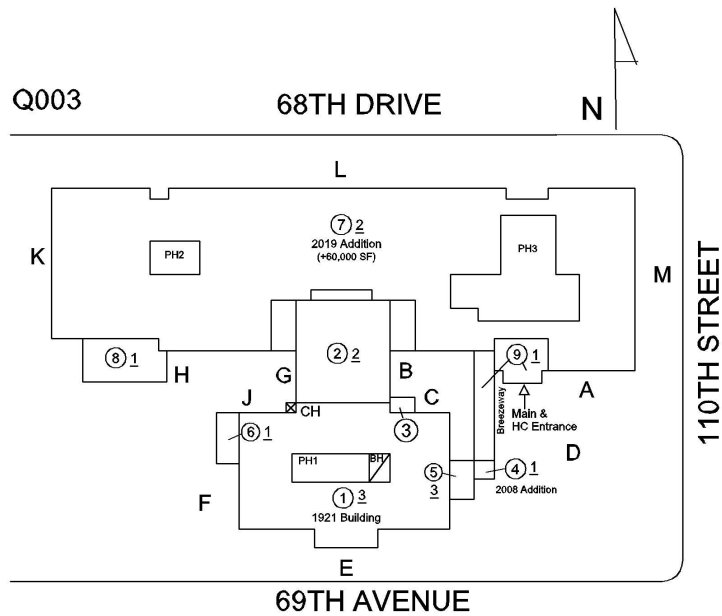
NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Library	Room 157	Yes	Yes			
Main Office	Room 150	Yes	Yes			
Multi-purpose Room	Basement, 2nd Floor	Yes	Yes		FM System	Yes
Nurse's Room	Room 153	Yes	Yes			
Pool		No				
Science Lab	Room 180	Yes	Yes			
Toilet Rooms (Boys)	Basement, 1st-3rd Floors	Yes	Yes			
Toilet Rooms (Girls)	Basement, 1st-3rd Floors	Yes	Yes			
Toilet Rooms (Staff)	Basement, 1st-3rd Floors	Yes	Yes			

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	2 - Between Good and Fair
Deficiency	BRICK: DETERIORATED JOINTS

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Question	Response
EXTERIOR	
CHIMNEY	
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
COPING	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CORNICE	Under Construction
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	35,000
Replacement Uom	S.F.
Instance on Original Building and 2008 Addition	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	13,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on 2019 Addition	Inspected
Instance Condition	1 - Good
Instance Quantity	22,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

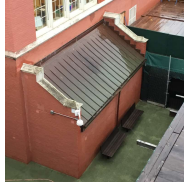

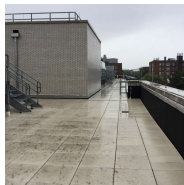
Q003

Question	Response
EXTERIOR	
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	8,000
Replacement Uom	C.F.
Instance on 2019 Addition	Inspected
Instance Condition	1 - Good
Instance Quantity	4,700
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
Instance on Original Building and 2008 Addition	Under Construction
Instance Quantity	3,300
Instance Quantity Uom	C.F.
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	39,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Under Construction
Instance Photo	
	Roof 1 - View
Instance Quantity	6,500
Instance Quantity Uom	S.F.
Instance on Metal: Roof 6	Inspected
Instance Condition	2 - Between Good and Fair

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

Architectural Inspection

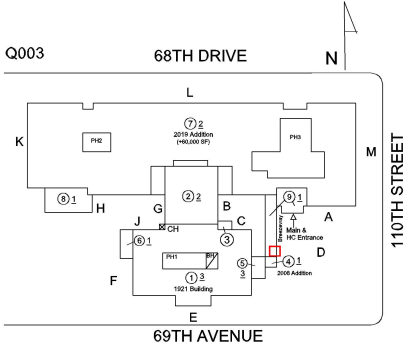

Q003

Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance Photo	
	Roof 6 - Southeast View
Instance Quantity	500
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	2000
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Modified Bitumen: Roofs 2-5	Under Construction
Instance Photo	
	Roof 5 - Southeast View
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Instance on IRMA: Roofs 7-9	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 7 - West View
Instance Quantity	30,000
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?	Yes
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	IRMA: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

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

Architectural Inspection

Q003

Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 9 - Breezeway No violations recorded.
ROOFING DRAINS	Inspected
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Under Construction
RAILINGS	Under Construction
STAIRS/RAMPS	Under Construction
WINDOWS	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Question	Response
EXTERIOR	
WINDOWS	
Replacement Quantity	9,000
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: 2019 Addition	Inspected
Instance Condition	1 - Good
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Aluminum - Double Hung: Original Building and 2008 Addition	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2008
Source of Installation	Custodial Staff
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	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	1st Floor
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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

Architectural Inspection


Q003

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Photo1	
Violations	Boiler Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Electrical Panel Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Electrical Panel Room No violations recorded.
ROOF STRUCTURE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
Does not Exist	
AUDITORIUM	
Does not Exist	
CAFETERIA	
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Condition	1 - Good

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection


Q003

Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Does not Exist
Floor Finish	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Basement	Does not Exist
Stage	
Instance on Basement	Does not Exist
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYP SUM BOARD: DETERIORATED
Deficiency Location/Instance	Near the wall clock
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near the wall clock
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on Basement	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 215, 315, Corridor near Rooms 305, by Stair B/2,3, and others
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q003

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
Violations	Corridor near Room 305 No violations recorded.
Door(s)	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 302, 315
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 302 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Room 305
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

Q003

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

INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Corridor near Room 305

Violations

No violations recorded.

Deficiency

VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance

Corridor near Stair B/1

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Corridor near Stair B/1

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

PLASTER: CRACKS/SPALLING

Deficiency Location/Instance

Exit Vestibule near Room 105

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

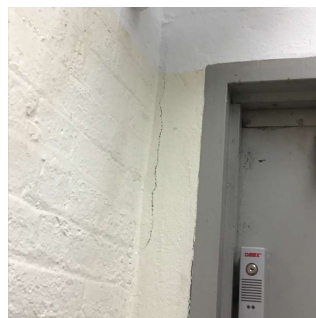
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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

Architectural Inspection


Q003

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Violations	Exit Vestibule near Room 105 No violations recorded.
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Room 161
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 161 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Question	Response
INTERIOR	
KITCHEN	
Walls	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room C53F No violations recorded.
LIBRARY	Inspected
Instance on Room 157	Inspected
Built-in Furnishing	
Instance on Room 157	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Ceiling	
Instance on Room 157	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 157	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 157	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on Room 157	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LOCKER ROOM	
MULTI-PURPOSE ROOM	
Instance on 2nd Floor (2,500 SF)	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on 2nd Floor (2,500 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Near Right Stage, on Stage

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

Architectural Inspection

Q003

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

INTERIOR

MULTI-PURPOSE ROOM

Ceiling

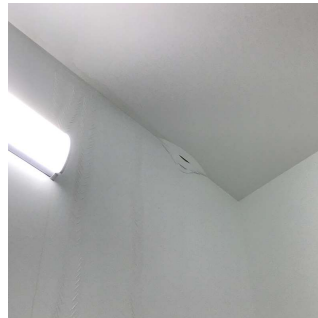
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Near Right Stage

Violations	No violations recorded.
------------	-------------------------

Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Next to Left Stage/Ramp
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Next to Left Stage/Ramp

Violations	No violations recorded.
------------	-------------------------

Door(s)

Instance on 2nd Floor (2,500 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

Fixed Equipment

Instance on 2nd Floor (2,500 SF)	Does not Exist
Instance on Basement	Does not Exist


Floor Finish

Instance on Basement	Inspected
Condition	1 - Good

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

Architectural Inspection

Q003

Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Floor Finish	
Deficiency	No deficiencies recorded
Instance on 2nd Floor (2,500 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor (2,500 SF)	Does not Exist
Instance on Basement	Does not Exist
Stage	
Instance on 2nd Floor (2,500 SF)	Inspected
Instance on Basement	Inspected
Stage	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor (2,500 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	Inspected
Instance on 2nd Floor (2,500 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stage Curtains	Inspected
Instance on 2nd Floor (2,500 SF)	Inspected
Condition	3 - Fair
Deficiency	WORN/DETERIORATED
Deficiency Location/Instance	Main Curtain
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Main Curtain
Violations	No violations recorded.
Walls	
Instance on 2nd Floor (2,500 SF)	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

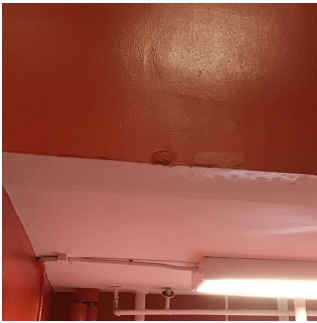

Q003

Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Walls	
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Next to Left Stage/Ramp
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Next to Left Stage/Ramp No violations recorded.
Window Curtains/Shades/Blinds	
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor (2,500 SF)	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 180	Inspected
Alternative use	No
Fixed Equipment	
Instance on Room 180	Inspected
Condition	1 - Good
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	
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stair B/3
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

Q003

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Ceiling	
Deficiency Photo1	
Violations	Stair B/3 No violations 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	2 - Between Good and Fair
Deficiency	STONE: BROKEN/MISSING
Deficiency Location/Instance	Corridor stair by Room 207/Exit 3
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor stair by Room 207/Exit 3 No violations recorded.
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stairs B/1,2, C/1, D/2, G/1, and others
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q003

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

INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Deficiency Photo1



Stair C/1

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

MASONRY: CRACKS/SPALLING

Deficiency Location/Instance

Stair G/2

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

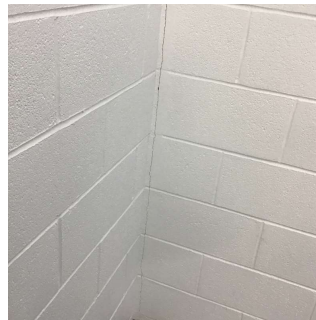
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair G/2

Violations

No violations recorded.

Deficiency

CERAMIC TILE: BROKEN/ MISSING

Deficiency Location/Instance

Stair A/1 Vestibule

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

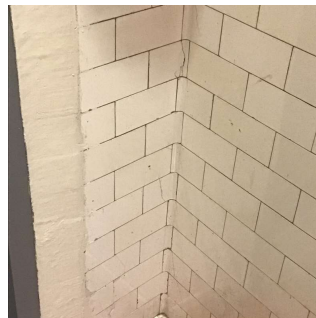
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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

Architectural Inspection



Q003

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
Walls	Inspected
Violations	Stair A/1 Vestibule No violations recorded.
TOILET ROOMS - STAFF	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	Men inside Stair B/3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	METAL CLAD WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Women inside Stair A/3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Women inside Stair A/3 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS
Deficiency Location/Instance	Women inside Stair A/3
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

Q003

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	Inspected
Floor Finish	
Deficiency Photo1	
Violations	Women inside Stair A/3 No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Women inside Stair A/3, Men inside Stair B/3
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Women inside Stair A/3 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Women inside Stair A/3
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


Q003

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Walls	
Deficiency Photo1	
Violations	Women inside Stair A/3 No violations recorded.
TOILET ROOMS - STUDENTS	
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	
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	
CONTAINERIZATION	
Drainage System for Asphalt	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Inspected
Catch Basins/Manhole - Surrounded by Soil	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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

Architectural Inspection



Q003

Question	Response
SITE	
Drainage System for Soil	Inspected
Culverts - Soil Covering	Does not Exist
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	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Concrete	Does not Exist
Pavers	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inaccessible
Concrete	Inaccessible
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	69th Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	69th Avenue No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED CURBS

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

Architectural Inspection

Q003

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Location/Instance	69th Avenue
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	69th Avenue No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	69th Avenue
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	69th Avenue No violations recorded.
Pavers	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	69th Avenue
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


Q003

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Pavers	
Deficiency Photo1	
Violations	69th Avenue No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	69th Avenue, 110th Street
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	69th Avenue No violations recorded.
PLAYGROUNDS	Inspected
Instance on Courtyard	Inspected
Benches	
Instance on Courtyard	Inaccessible
Fence	
Instance on Courtyard	Does not Exist
Pavement	
Instance on Courtyard	Does not Exist
Play Equipment	
Instance on Courtyard	Inaccessible
Safety Surfacing	
Instance on Courtyard	Inaccessible
Unpaved Area	
Instance on Courtyard	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q003

Question	Response
SITE	
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	1 - Good
Deficiency	No deficiencies recorded
SEATING	
	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Bleachers	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	
	Inspected
Railings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Site Cheek/flank Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stairs/ramps	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ARTWORK	
Instance	Interior - Cafeteria - 100082
Instance Photo	
	Cafeteria
Instance ID	100082
Artwork exist at stated location?	Yes