

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

Architectural Inspection

Q028

**Asset:** P.S. 28 (ECC) - QUEENS, 109-10 47TH AVE, New York, 11368

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q028	Architectural - Senior	2024-03-18 7:30 AM	2024-05-29 3:36 PM
AA : Q028	Architectural - Associate	2024-03-18 9:03 AM	2024-05-29 4:53 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Site Wall, Site Seating (construction staging)
Building Square Footage	39,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	2+B+PH
Comments on the Number of Classrooms	19
Comments on the Year Built	2002
Student Population	282
Staff Population	74
Weather	Fair
Principal(s) Information	
Principal Name	Robert Quintana
Organization	P.S. 28 - The Thomas Emanuel Early Childhood Center - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comment is as follows: There are leaking pipes in the Principal's toilet room.
Custodian	Was not present
Fireman	Royston Souvenir
Facade Photo	



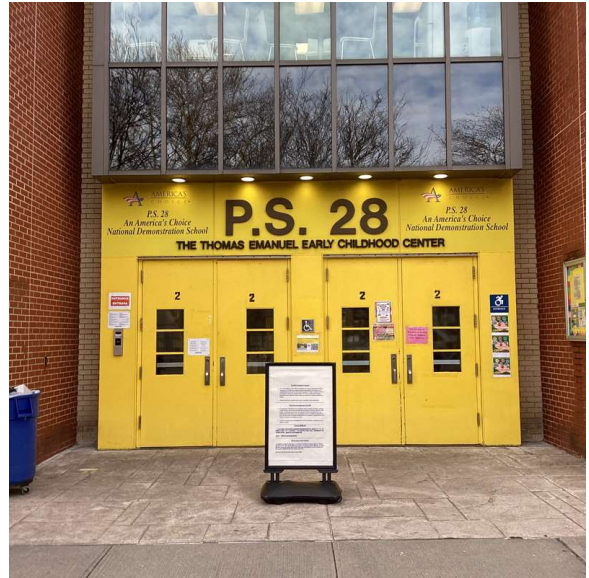
Corner of 47th Avenue and 109th Street - East View

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Main Entrance Photo



Facade A - 47th Avenue

Roof Photo



Roof 1 - Southwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors/Frames, Roofing, Parapets, Exterior Doors/Frames/Transoms - repairs

Year: 2024

Systems: Skylight - repairs

Year: 2021

Systems: Windows - repairs

Year: 2020

Systems: Exterior Door - repairs

Year: 2015

Systems: Roofing - repairs

Year: 2012

Systems: Roofing, Roof Drain - repairs

Year: 2006

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

**Priority Condition**

Priority Condition Exist	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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(P)

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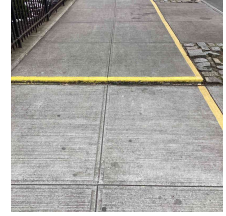
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Last Year?

No	Tripping Hazard	Heaving sidewalk resulting in potential tripping hazard	SITE   PAVING   DOT Sidewalk   Concrete	47th Avenue	Robert Quintana	Principal
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Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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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 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 and Lobbies			Yes			
Interior Elevators	Yes		Yes			
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

Art Rooms	Room 220	Yes	Yes			
Auditorium		No				
Cafeteria	1st Floor	Yes	Yes		FM System	Yes
Classrooms	1st, 2nd Floors	Yes	Yes			
Computer Rooms		No				
Gymnasium		No				
Library	Room 121	Yes	Yes			
Main Office	Room 120	Yes	Yes			
Multi-purpose Room	1st Floor	Yes	Yes		FM System	Yes
Nurse's Room	Room 114	Yes	Yes			

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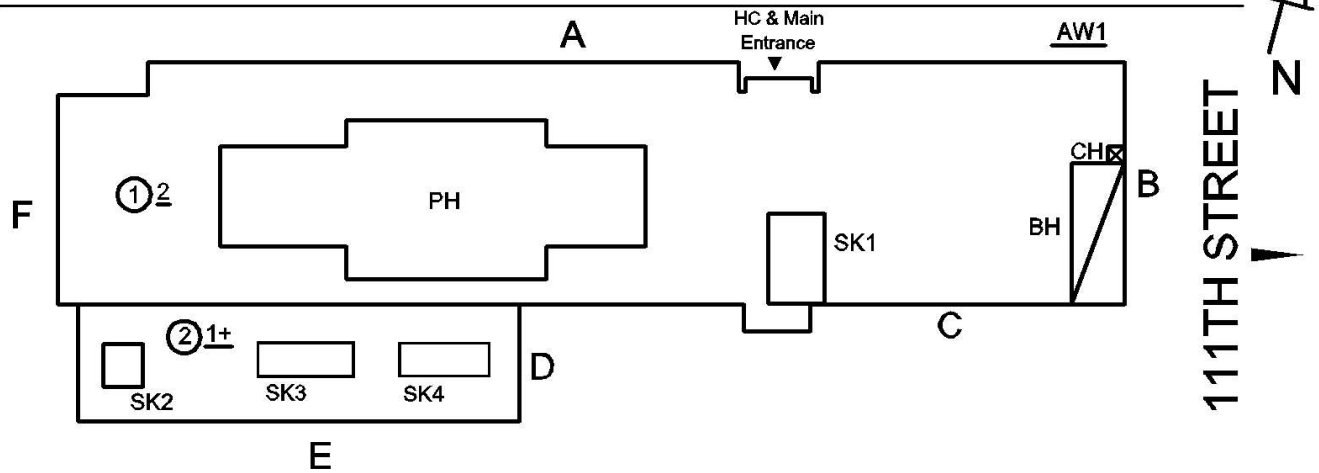
Q028

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Pool	No					
Science Lab	No					
Toilet Rooms (Boys)	1st Floor	Yes	Yes			
Toilet Rooms (Girls)	1st Floor	Yes	Yes			
Toilet Rooms (Staff)	1st Floor	Yes	Yes			

Building Template

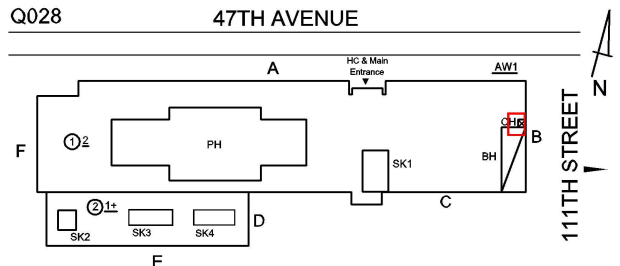
**Q028**

**47TH AVENUE**



Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Inspected
Material Type(s)	Masonry
Condition	3 - Fair
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	Q028 47TH AVENUE



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Question	Response
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**EXTERIOR**

**CHIMNEY**

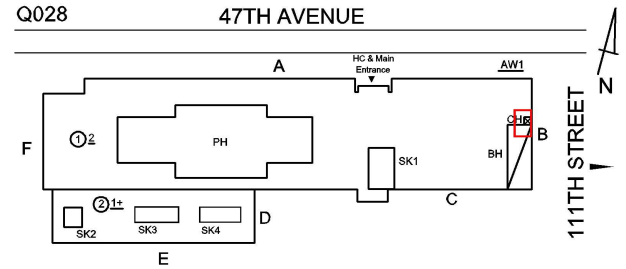
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Chimney

Violations	No violations recorded.
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Deficiency	BRICK: DETERIORATED CAP
Roof Plan reference	Q028



Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Chimney

Violations	No violations recorded.
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<b>COPING</b>	Inspected
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Condition	3 - Fair
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Deficiency	CAST STONE: DETERIORATED BED JOINT
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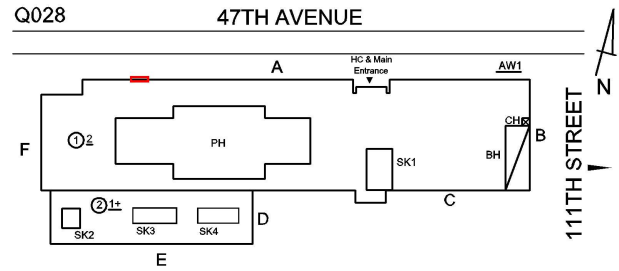
**Question**

**Response**

**EXTERIOR**

**COPING**

Roof Plan reference



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

Q028  
47TH AVENUE  
A  
F  
PH  
SK1  
CHB  
BH  
B  
C  
D  
E  
10  
L.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



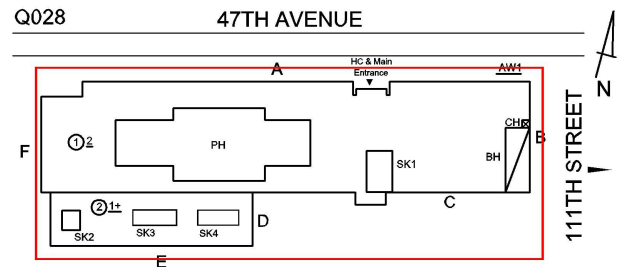
Roof 1  
No violations recorded.

Violations

Deficiency

CAST STONE: DETERIORATED TRANSVERSE JOINTS

Roof Plan reference



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1

Q028  
47TH AVENUE  
A  
F  
PH  
SK1  
CHB  
BH  
B  
C  
D  
E  
80  
L.F.  
MAINTENANCE  
PRIORITY 3  
LEVEL 2



Roof 1  
No violations recorded.

Violations

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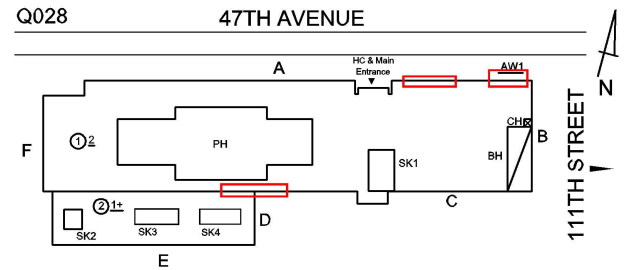
Question	Response
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**EXTERIOR**

**COPING**

Deficiency  
 Roof Plan reference

CAST STONE: DISINTEGRATING / FREEZE THAW  
 Q028



Deficiency Quantity  
 Quantity Uom  
 Potential Action  
 Urgency of Action  
 Purpose of Action  
 Deficiency Photo1

85  
 L.F.  
 REPLACE-IN-KIND  
 PRIORITY 4  
 LEVEL 2



Roof 1  
 No violations recorded.

Violations

<b>CORNICE</b>	Does not Exist
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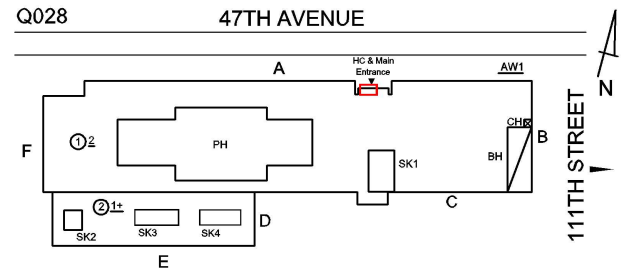
<b>DOORS</b>	Inspected
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<b>DOORS AND FRAMES</b>	Inspected
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Condition	4 - Between Fair and Poor
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Deficiency  
 Roof Plan reference

METAL: DETERIORATED DOOR AND FRAME - MAJOR  
 DETERIORATION  
 Q028




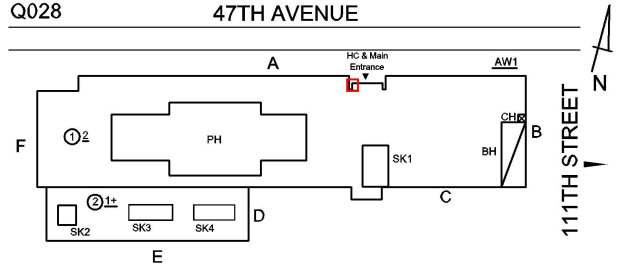

Deficiency Quantity  
 Quantity Uom  
 Potential Action  
 Urgency of Action  
 Purpose of Action

2  
 EACH  
 REPLACE  
 PRIORITY 4  
 LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	3 - Fair
Deficiency	METAL: DENTED, MAJOR RUSTING
Roof Plan reference	Q028
	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel, Masonry
Replacement Quantity	15,000



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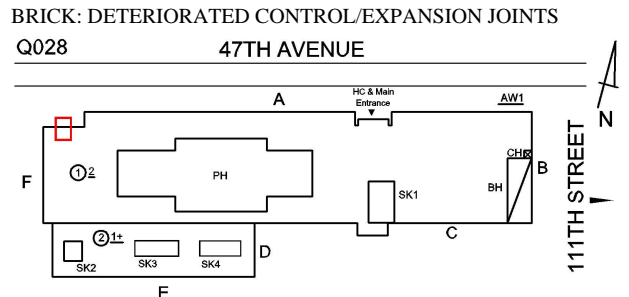
Question	Response
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**EXTERIOR**

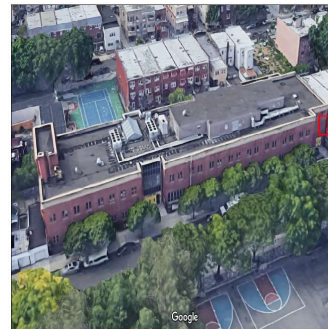
**EXTERIOR WALLS**

Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	15,000
Instance Quantity Uom	S.F.

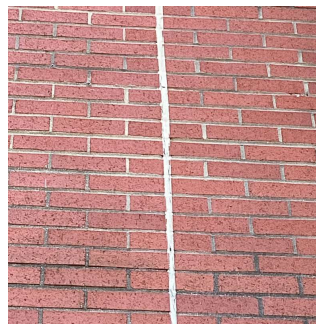
Deficiency  
 Roof Plan reference



Elevation



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



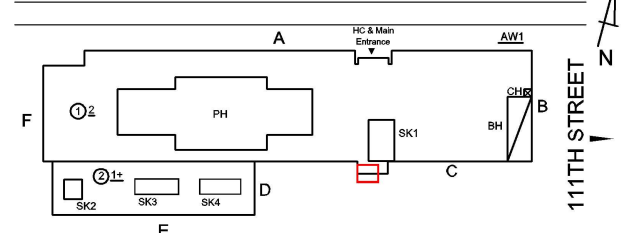
Facade A

No violations recorded.

Violations

Deficiency  
 Roof Plan reference

METAL/GLASS CURT WALL: BROKEN GLASS  
 Q028 47TH AVENUE



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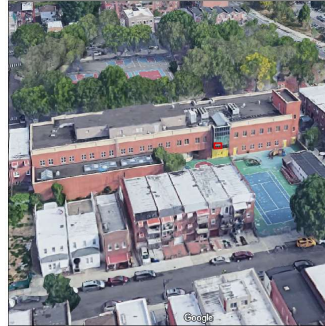
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

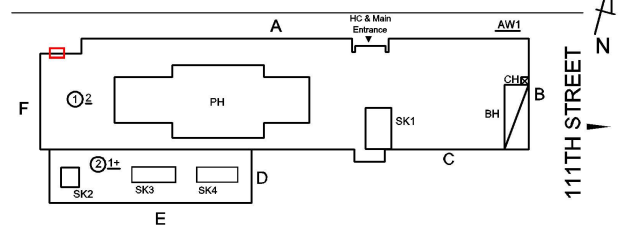
Deficiency

BRICK: MINOR CRACKS AND SPALLING

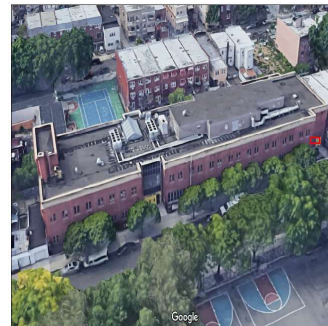
Roof Plan reference

Q028

47TH AVENUE



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITICH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Deficiency Photo1



Facade A

Violations

No violations recorded.

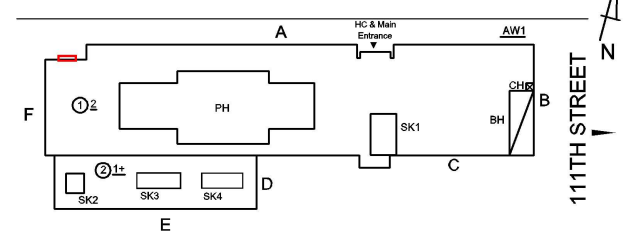
Deficiency

BRICK: MAJOR / THRU CRACKS

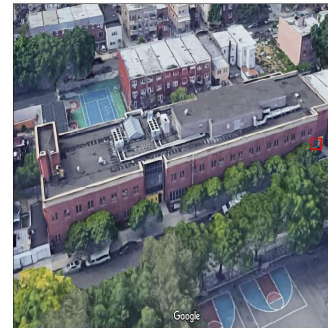
Roof Plan reference

Q028

47TH AVENUE



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

No violations recorded.

Deficiency

BRICK: DETERIORATED MASONRY SILLS - MINOR

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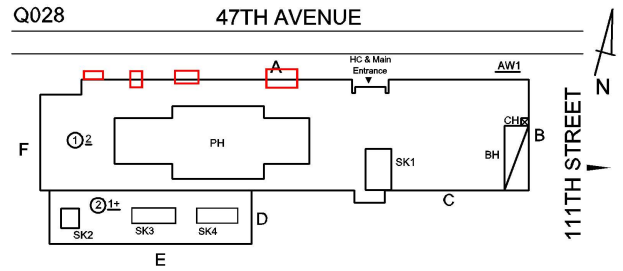
**Question**

**Response**

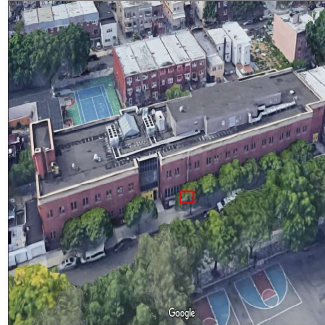
**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan reference



Elevation



Deficiency Quantity

50

Quantity Uom

L.F.

Potential Action

REPAIR

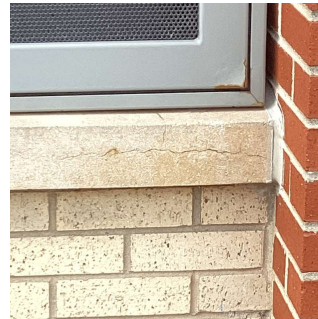
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Violations

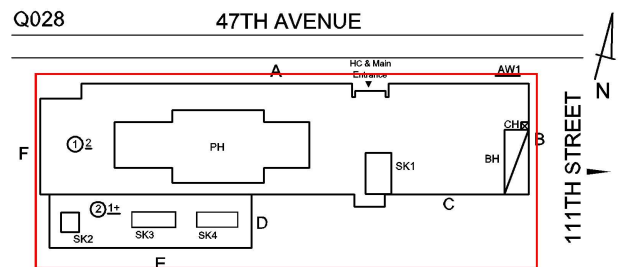
Facade A

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

400

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

**EXTERIOR SOFFITS**

Inspected

Condition

3 - Fair

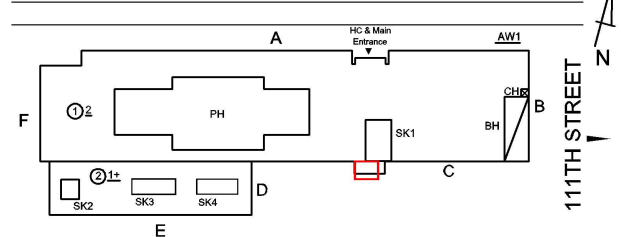
Deficiency

METAL: WATER PENETRATION

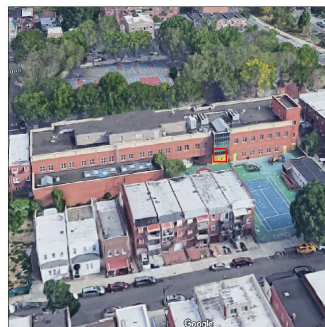
Roof Plan reference

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47TH AVENUE



Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

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Question	Response
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**EXTERIOR**

**EXTERIOR SOFFITS**

Urgency of Action  
Purpose of Action  
Deficiency Photo1

PRIORITY 5  
LEVEL 2



Facade C

No violations recorded.

Violations

**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

4,700

Replacement Uom

C.F.

Instance on All Roofs

Inspected

Instance Condition

5 - Poor

Instance Quantity

4,700

Instance Quantity Uom

C.F.

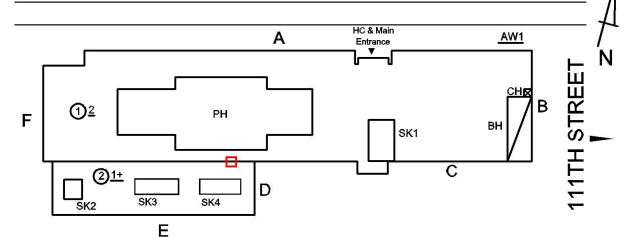
Deficiency

BRICK: DETERIORATED CONTROL/EXPANSION JOINT

Roof Plan reference

Q028

47TH AVENUE



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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**Question**

**Response**

**EXTERIOR**

**PARAPETS**

Violations

Roof 1

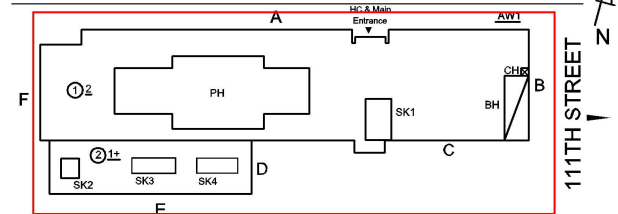
No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference

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Deficiency Quantity

220

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Violations

Roof 1

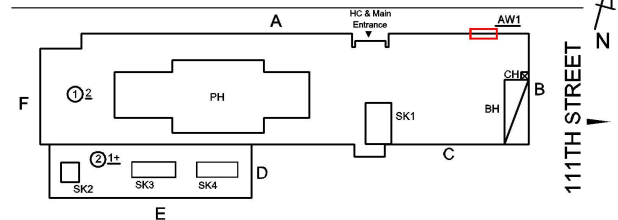
No violations recorded.

Deficiency

BRICK: MINOR CRACKS, SPALLING

Roof Plan reference

Q028 47TH AVENUE



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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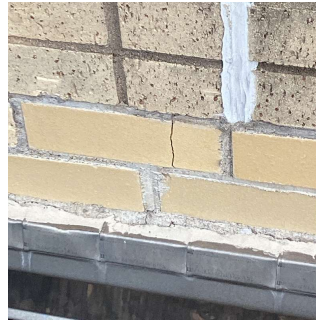
**Question**

**Response**

**EXTERIOR**

**PARAPETS**

Deficiency Photo1



Roof 1

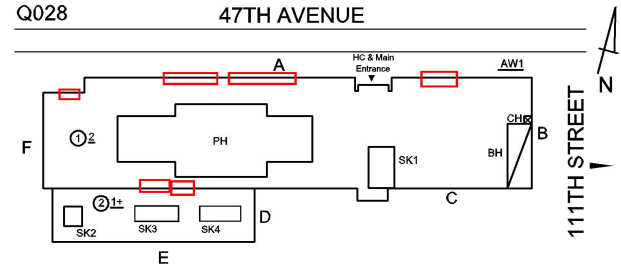
No violations recorded.

Violations

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Deficiency Quantity

190

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

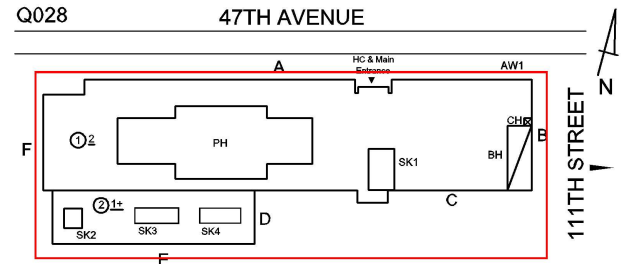
No violations recorded.

Violations

Deficiency

BRICK: EFFLORESCENCE

Roof Plan reference



Deficiency Quantity

450

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 1



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Question	Response
<b>EXTERIOR</b>	
<b>PARAPETS</b>	
Purpose of Action	LEVEL 1
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	21,500
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Built-Up: All Roofs	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 1
Instance Quantity	21,500
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
Does this roof instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2002
Source of Installation	Custodial Staff
Deficiency	BUILT-UP: FLASHING: PITCH POCKET DETERIORATED - MAJOR

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**Question**

**Response**

**EXTERIOR**

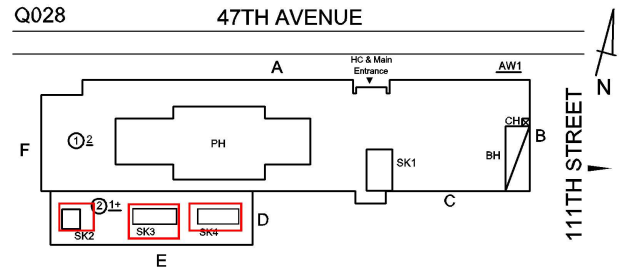
**ROOF**

**Roofing**

**ROOFING**

Roof Plan reference

Deficiency Quantity  
 Quantity Uom  
 Potential Action  
 Urgency of Action  
 Purpose of Action  
 Deficiency Photo1



14  
 EACH  
 REPLACE  
 PRIORITY 4  
 LEVEL 2



Roof 2

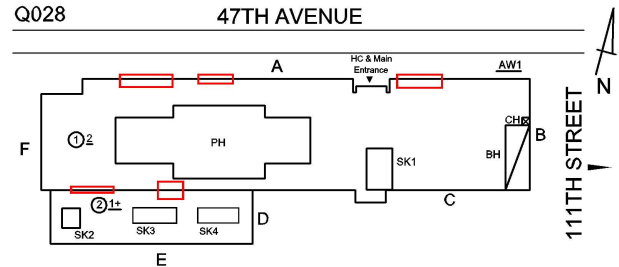
Violations

No violations recorded.

Deficiency

**BUILT-UP: FLASHING: BASE FLASHING DETERIORATED**

Roof Plan reference



80  
 S.F.  
 REMOVE AND REPLACE  
 PRIORITY 4  
 LEVEL 2



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Q028

Question	Response
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**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING**

Violations

Roof 1

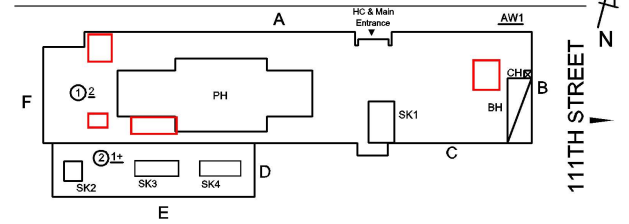
No violations recorded.

Deficiency

BUILT-UP: ROOFING: LOSS OF GRAVEL

Roof Plan reference

Q028 47TH AVENUE



Deficiency Quantity

180

Quantity Uom

S.F.

Potential Action

INSTALL NEW GRAVEL

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Violations

Roof 1

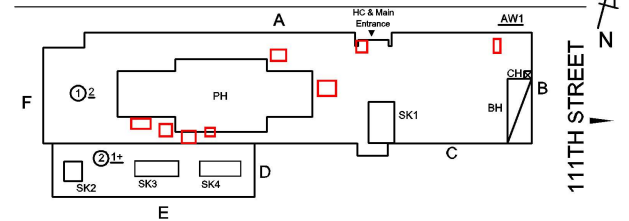
No violations recorded.

Deficiency

BUILT-UP: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

Roof Plan reference

Q028 47TH AVENUE



Deficiency Quantity

800

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL

Urgency of Action

PRIORITY 5



Purpose of Action

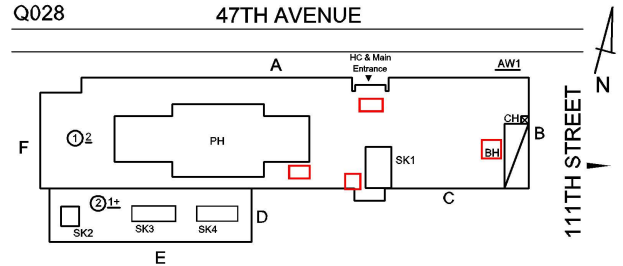
LEVEL 2

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Q028

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Deficiency Photo1	
Violations	Roof 1 - Room 214 (Roof 1 - Rooms 207, 208, 209, 209A, 220, Corridor near Room 210) No violations recorded.
<b>ROOFING DRAINS</b>	Inspected
Condition	5 - Poor
Deficiency	DETERIORATED
Roof Plan reference	Q028
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
<b>Specialties</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Inspected
Condition	3 - Fair
Deficiency	BULKHEAD/PENTHOUSE WALLS/EXTERIOR: EFFLORESCENCE



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**Question**

**Response**

**EXTERIOR**

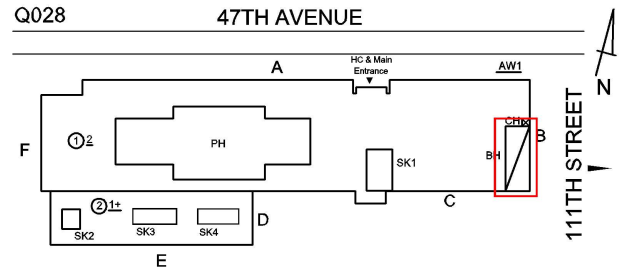
**ROOF**

**Specialties**

**BULKHEAD/PENTHOUSE**

Roof Plan reference

Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1



20  
S.F.  
MAINTENANCE  
PRIORITY 1  
LEVEL 1



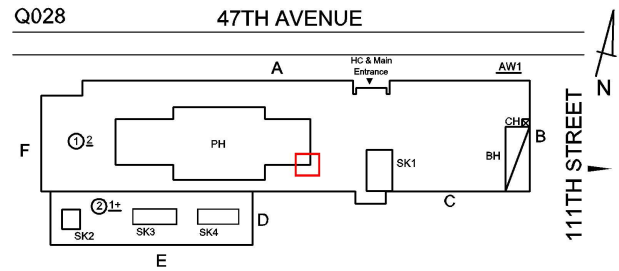
BH  
No violations recorded.

Violations

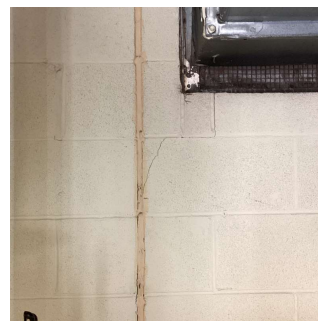
Deficiency **BULKHEAD/PENTHOUSE WALLS/INTERIOR: CMU CRACKS/SPALLING**

Roof Plan reference

Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1



20  
S.F.  
REPLACE  
PRIORITY 3  
LEVEL 2



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Question	Response
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**EXTERIOR**

**ROOF**

**Specialties**

**BULKHEAD/PENTHOUSE**

Inspected

PH

Violations

No violations recorded.

**CUPOLA/ SPIRES/ TOWERS**

Does not Exist

**DORMER**

Does not Exist

**DUNNAGE STEEL**

Inspected

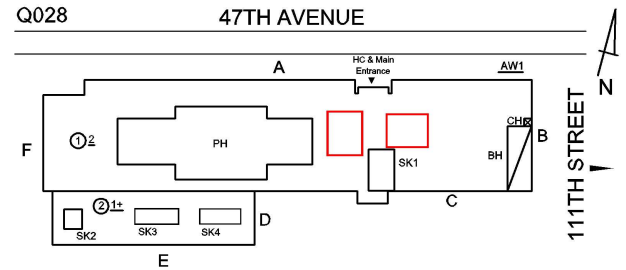
Condition

3 - Fair

Deficiency

HEIGHT LESS THAN 18"

Roof Plan reference



Deficiency Quantity

120

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

Violations

No violations recorded.

**SKYLIGHT/ROOF VENT**

Inspected

Material Type(s)

Plastic

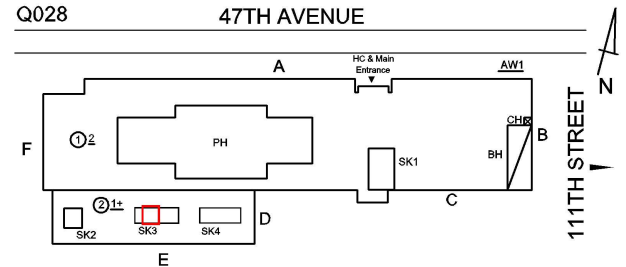
Condition

3 - Fair

Deficiency

WATER INFILTRATION

Roof Plan reference



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

MAINTENANCE

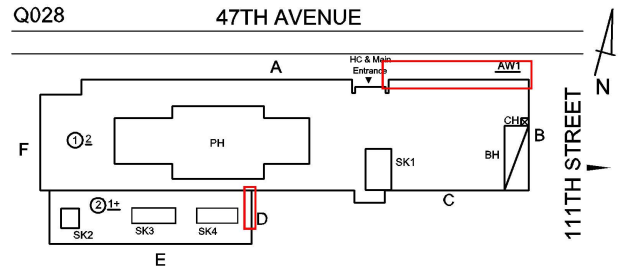
Urgency of Action

PRIORITY 3

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Specialties</b>	
<b>SKYLIGHT/ROOF VENT</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	SK3 - Cafeteria No violations recorded.
<b>ROOF/GRAVITY TANK</b>	
	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	
	Does not Exist
<b>WINDOWS</b>	
Replacement Quantity	5,600
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	
Condition	Inspected 4 - Between Fair and Poor
Deficiency	RUST - MAJOR
Roof Plan reference	Q028
Elevation	
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
	

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>EXTERIOR GUARDS</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	5,600
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2002
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	3 - Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Basement
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Boiler Room



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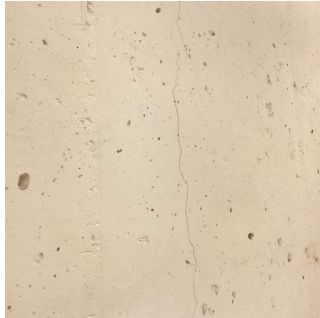
Q028

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Violations	No violations recorded.
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Boiler Room (Oil Tank Room, Electrical Panel Room, Sprinkler Main Room similar) No violations recorded.
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	PH
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	PH No violations recorded.
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Basement
Deficiency Quantity	100

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
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.
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Boiler Room No violations recorded.
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo1	
Violations	Room B19 No violations recorded.
<b>ROOF STRUCTURE</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	PH
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	PH No violations recorded.
<b>VAULTS-BUNKERS</b>	
Does not Exist	
<b>AUDITORIUM</b>	
Does not Exist	
<b>CAFETERIA</b>	
Inspected	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Center
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
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**INTERIOR**

**CAFETERIA**

**Ceiling**

Deficiency Photo1



Center

Violations

No violations recorded.

**Door(s)**

Instance on 1st Floor

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

**Fixed Equipment**

Instance on 1st Floor

Does not Exist

**Floor Finish**

Instance on 1st Floor

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

**Sliding-folding Partition**

Instance on 1st Floor

Inspected

Condition

3 - Fair

Deficiency

MOVABLE PANELS: DAMAGED

Deficiency Location/Instance

Center

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Center

Violations

No violations recorded.

**Stage**

Instance on 1st Floor

Does not Exist

**Walls**

Instance on 1st Floor

Inspected

Condition

2 - Between Good and Fair

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Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	Inspected
<b>Walls</b>	
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 218, Corridor near Room 108
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 108 No violations recorded.
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor Near 2nd Elevator
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor Near 2nd Elevator No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 220, 214, 209, 208, 207 Corridor near 210
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 214
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	TERRAZZO: CRACKS
Deficiency Location/Instance	Main Lobby
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Main Lobby
Violations	No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Room 117
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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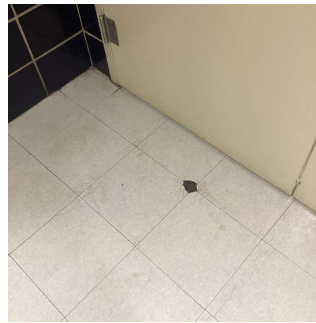
Question	Response
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**INTERIOR**

**CLASSROOMS/CORRIDORS/ADMIN SPACES**

**Floor Finish**

Deficiency Photo1



Corridor near Room 117

Violations

No violations recorded.

Deficiency

VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance

Corridor near Room 108

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Corridor near Room 108

Violations

No violations recorded.

**Walls**

Inspected

Condition

2 - Between Good and Fair

Deficiency

MASONRY: CRACKS/SPALLING

Deficiency Location/Instance

Room 111

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Walls</b>	Inspected
Violations	Room 111 No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	Storage Room, Food Prep
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Storage Room No violations recorded.
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	QUARRY TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Food Prep
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
Violations	Food Prep No violations recorded.
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	
Instance on Room 121	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 121	Does not Exist
<b>Ceiling</b>	
Instance on Room 121	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 121	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 121	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 121	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
<b>MULTI-PURPOSE ROOM</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Not Required
<b>Stage</b>	
Instance on 1st Floor	Does not Exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/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	
Violations	Stair A/1 Vestibule No violations recorded.
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Stair A/2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Ceiling</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Stair A/2
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	Does not Exist
<b>Railings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Stairs A/1, B/2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Stair B/2
Violations	No violations recorded.
Deficiency	TERRAZZO: CRACKS
Deficiency Location/Instance	Stair C/Bulkhead
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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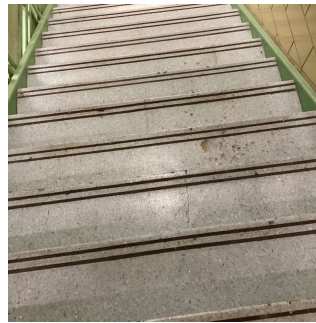
Question	Response
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**INTERIOR**

**STAIRS/RAMPS: INTERIOR**

**Stairs and Landings**

Deficiency Photo1



Stair C/Bulkhead

Violations

No violations recorded.

**Walls**

Inspected

Condition

2 - Between Good and Fair

Deficiency

MASONRY: CRACKS/SPALLING

Deficiency Location/Instance

Stair C/1

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

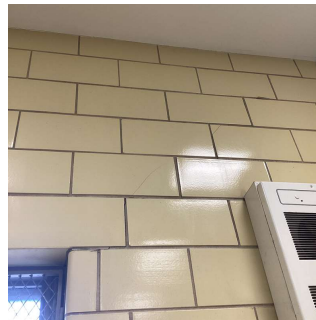
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair C/1

Violations

No violations recorded.

**TOILET ROOMS - STAFF**

Inspected

**Ceiling**

Inspected

Condition

3 - Fair

Deficiency

ACOUSTIC TILES: DAMAGED/MISSING

Deficiency Location/Instance

Nurse

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	
Deficiency Photo1	
Violations	Nurse No violations recorded.
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DAMAGED LOUVER
Deficiency Location/Instance	Room 109
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 109 No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 209A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 209A
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not Exist
<b>Drainage System for Asphalt</b>	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Under Construction
Culverts - Asphalt Covering	Does not Exist
<b>Drainage System for Concrete</b>	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Non-Use</b>	
<b>Asphalt</b>	Under Construction
<b>Concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not Exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Under Construction
<b>Concrete</b>	Under Construction
<b>Pavers</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Main Entrance
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Near Main Entrance	
Violations	No violations recorded.
<b>Pavers</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	HEAVING
Deficiency Location/Instance	47th Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6





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Question	Response
<b>SITE</b>	
<b>PAVING</b>	Inspected
<b>DOT Sidewalk</b>	
<b>Concrete</b>	Inspected
Violations	No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Schoolyard	Under Construction
<b>PLAYING SURFACE</b>	Does not Exist
<b>RETAINING WALLS</b>	Does not Exist
<b>SEATING</b>	Inspected
<b>Benches</b>	Inspected
<b>Concrete</b>	Does not Exist
<b>Metal/Wood/Plastic</b>	Inaccessible
<b>Bleachers</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inaccessible
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Inspected
Instance	Interior - Multipurpose Room - 10006
Instance Photo	
	Multipurpose Room
Instance ID	10006
Artwork exist at stated location?	Yes