

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q048

Asset: P.S. 48 - QUEENS, 155-02 108 AVENUE, New York, 11433

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q048	Architectural - Senior	2024-05-22 12:16 PM	2024-06-05 9:57 AM
AA : Q048	Architectural - Associate	2024-05-22 12:32 PM	2024-06-05 12:04 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	37,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B
Comments on the Number of Classrooms	17
Comments on the Year Built	1936
Student Population	146
Staff Population	106
Weather	Fair
Principal(s) Information	
Principal Name	James Thorbs
Organization	P.S. 48 - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Assistant Principal Maureen Healey provided comments on behalf of the Principal as follows: 1. The Cafeteria padding need to be replaced. 2. The students and staff toilet rooms need to be upgraded.
Custodian	Jorge Alarcon
Fireman	Francisco Ruviere
Facade Photo	



Corner of 155th Street and 108th Avenue - East view

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Main Entrance Photo



Facade A - 108th Avenue

Roof Photo



Roof 1 - Southwest view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors - limited replacement (Bronze Doors only)

Year: 2021

Systems: Coping, Parapets, Roofing, Roof Drains, Roof Barriers - replacement, Bulkheads, Chimney, Exterior Masonry - repointing and repairs, Exterior Masonry - limited replacement

Year: 2020

Systems: Foundation Walls - waterproofing, Concrete Slab on Grade - limited replacement, Structure - repairs

Year: 2018

Systems: Windows (Double Hung), Exterior Guards - replacement, Exterior Doors - limited replacement

Year: 2000

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

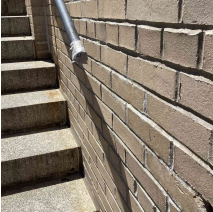
Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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Yes	Protruding Elements	Damaged railing brackets with exposed edge is a protruding element hazard.	EXTERIOR STAIRS/RAMP S: EXTERIOR RAILINGS	Exit 3 Exterior Stair.	Francisco Ruviere	Fireman	
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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?	No

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

Exterior Routes

Exterior Entrances & Exits			No	Saddle height > 1/2"		
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No	Yes				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			No	Change in Elevation		
Interior Elevators	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

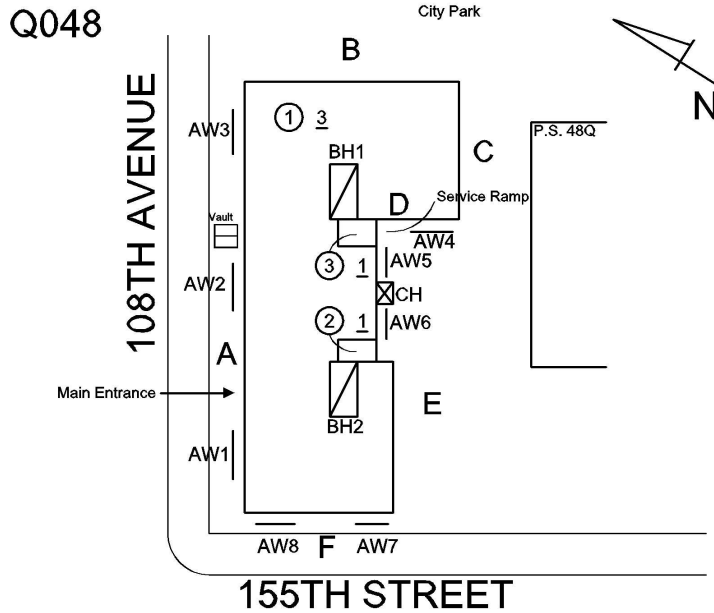
Art Rooms		No				
Auditorium		No				
Cafeteria	1st Floor	Yes	No	Not on Accessible Route	FM System	Yes
Classrooms	None on Accessible Route	Yes	No	Not on Accessible Route		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 213	Yes	No	Not on Accessible Route		
Multi-purpose Room		No				
Nurse's Room	Room 123	Yes	No	Not on Accessible Route		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	None on Accessible Route	Yes	No	Not on Accessible Route		
Toilet Rooms (Girls)	None on Accessible Route	Yes	No	Not on Accessible Route		
Toilet Rooms (Staff)	None on Accessible Route	Yes	No	Not on Accessible Route		

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Building Template



Inspection

Question	Response
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Architectural

EXTERIOR

Inspected

AREAWAY

Inspected

Instance on AW1-AW8

Inspected

Instance Condition

3 - Fair

Instance Quantity

8

Instance Quantity Uom

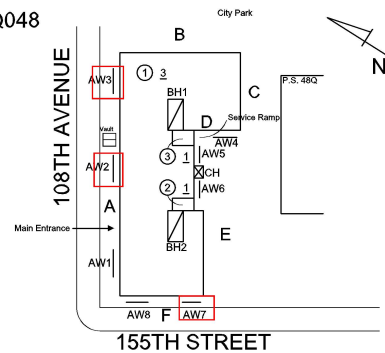
EACH

Deficiency

AREAWAY GRATINGS: MAJOR RUSTING / OR BROKEN

Roof Plan reference

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Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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Question

Response

EXTERIOR

AREAWAY

Deficiency Photo1



Facade A - AW2

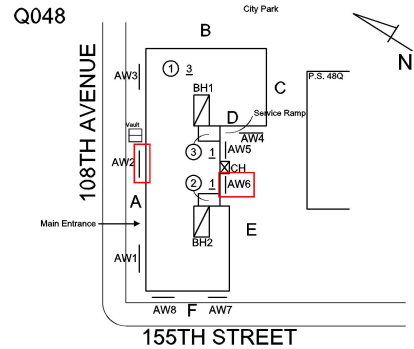
Violations

No violations recorded.

Deficiency

AREAWAY WALLS: CRACKS AND SPALLING

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A - AW2

Violations

No violations recorded.

AWNINGS AND CANOPIES

Does not Exist

CHIMNEY

Inspected

Material Type(s)

Masonry

Condition

2 - Between Good and Fair

Deficiency

BRICK: MINOR CRACKS AND SPALLING

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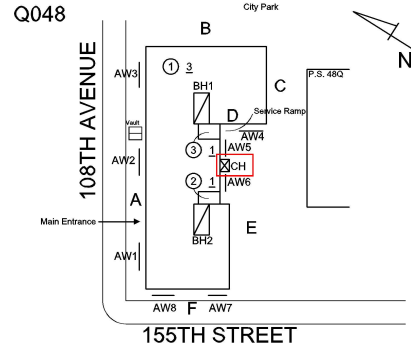
Question

Response

EXTERIOR

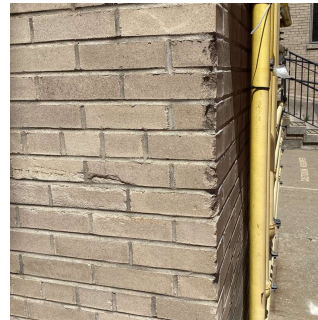
CHIMNEY

Roof Plan reference



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

10
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Facade E
No violations recorded.

Violations

COPING

Inspected

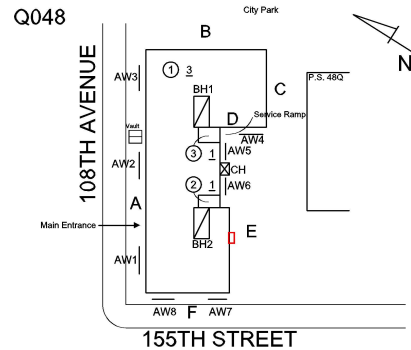
Condition

3 - Fair

Deficiency

CAST STONE: DETERIORATED TRANSVERSE JOINTS

Roof Plan reference



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

10
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2

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Question

Response

EXTERIOR

COPING

Deficiency Photo1



Roof 1

Violations

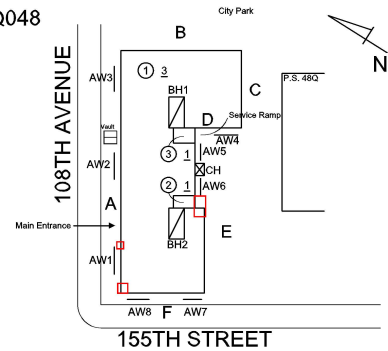
No violations recorded.

Deficiency

CAST STONE: CRACKED/BROKEN PIECES

Roof Plan reference

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Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

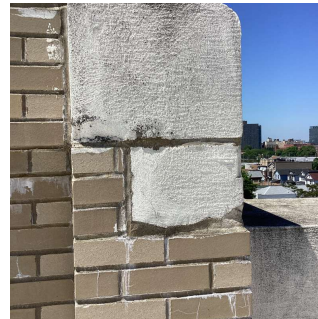
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

Violations

No violations recorded.

CORNICE

Does not Exist

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

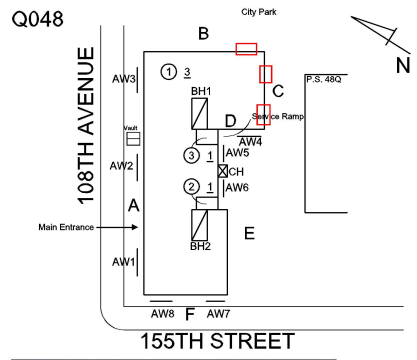
2 - Between Good and Fair

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Question	Response
EXTERIOR	
DOORS	Inspected
LINTELS	Inspected
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	22,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	22,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: WATER INFILTRATION IN INSTRUCTIONAL SPACE
Roof Plan reference	Q048

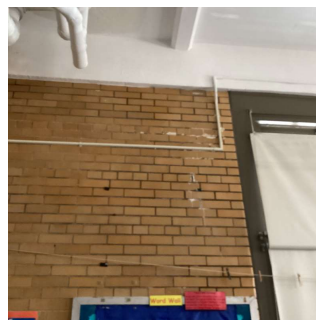


Elevation



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

500
S.F.
REPAIR
PRIORITY 5
LEVEL 2



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Question

Response

EXTERIOR

EXTERIOR WALLS

Violations

Inspected

Facade C - Room 128, also Room 129, Facade B - 313, Facade C - 230, 325

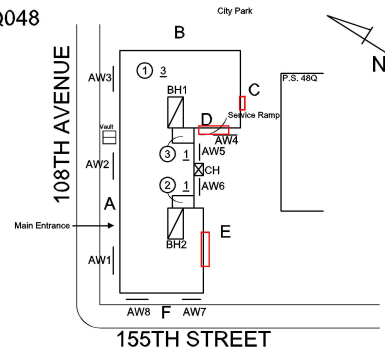
No violations recorded.

Deficiency

BRICK: DETERIORATED MASONRY SILLS - MINOR

Roof Plan reference

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Elevation



Deficiency Quantity

40

Quantity Uom

L.F.

Potential Action

REPAIR

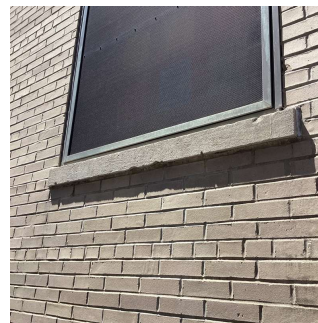
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

Deficiency

BRICK: MINOR CRACKS AND SPALLING

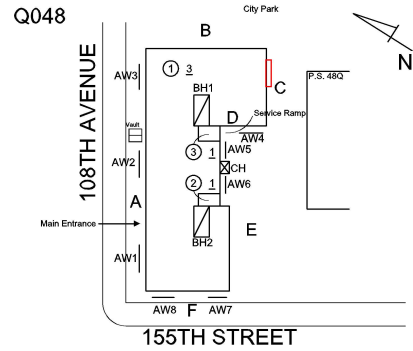
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

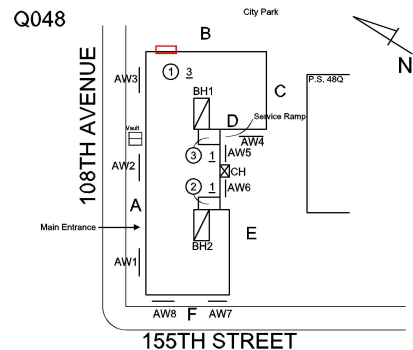
No violations recorded.

Violations

Deficiency

BRICK: EFFLORESCENCE


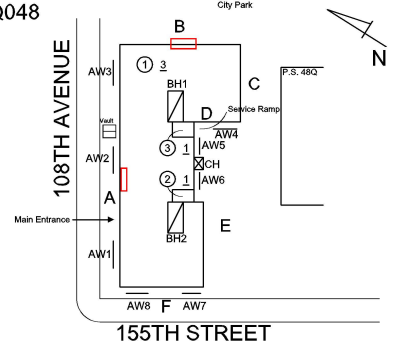
Roof Plan reference



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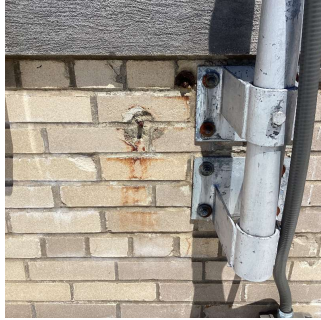
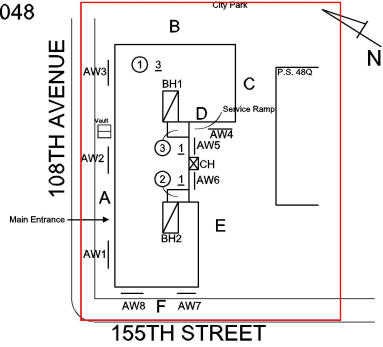
Q048

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo	No photo recorded
Violations	No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	4,400
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	4,400
Instance Quantity Uom	C.F.
Deficiency	BRICK: MINOR CRACKS, SPALLING
Roof Plan reference	Q048
	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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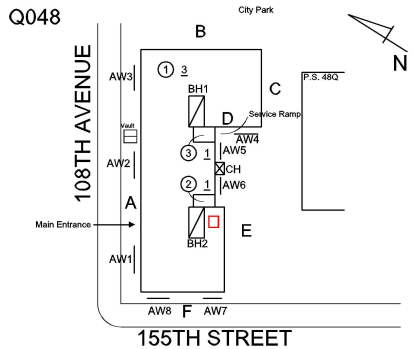
Q048

Question	Response
EXTERIOR	
PARAPETS	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
Deficiency	BRICK: EFFLORESCENCE
Roof Plan reference	Q048 
Deficiency Quantity	2,000
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
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: All Roofs	Inspected
Instance Condition	1 - Good

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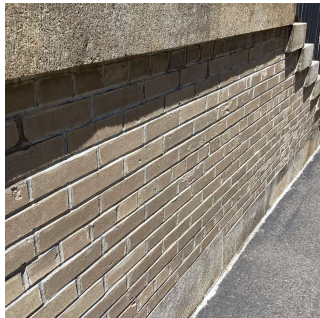
Q048

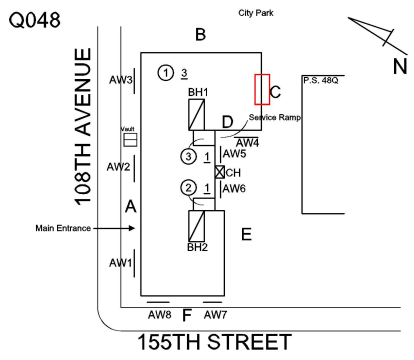
Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance Photo	
	Roof 1
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	All Roofs
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2020
Source of Installation	Custodial Staff
Deficiency	No deficiencies 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	Does not Exist
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass
Condition	3 - Fair
Deficiency	SHAFT VENTS DAMAGED
Roof Plan reference	Q048
	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Specialties	
SKYLIGHT/ROOF VENT	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	3 - Fair
Deficiency	BRICK: CRACKS/SPALLING - MINOR
Roof Plan reference	Q048
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
RAILINGS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED



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Question

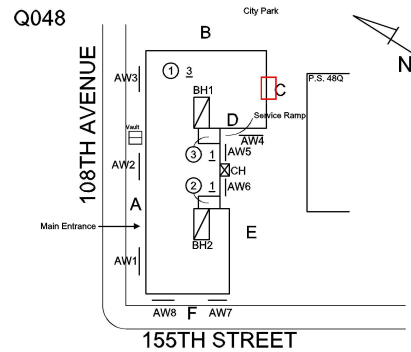
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

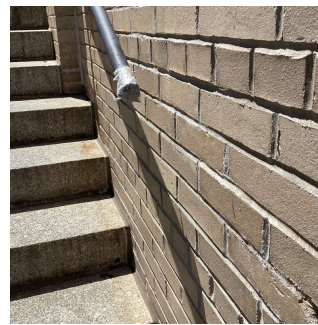
RAILINGS

Roof Plan reference



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

10
L.F.
REPLACE
PRIORITY 5
LEVEL 6



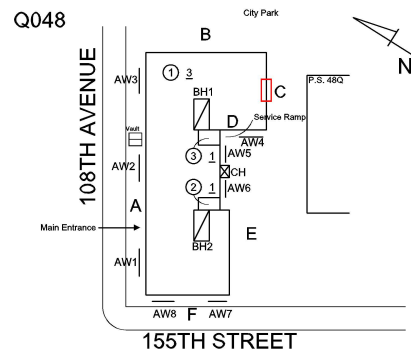
Facade C - Exit 3
No violations recorded.

Violations

Deficiency

Roof Plan reference

BROKEN BRACKET



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

1
EACH
REPLACE
PRIORITY 4
LEVEL 2

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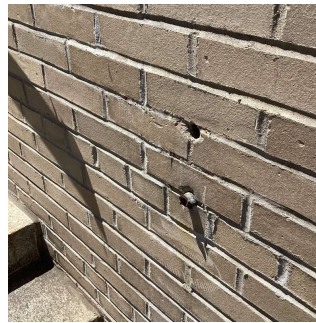
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

RAILINGS

Deficiency Photo1



Facade C

No violations recorded.

Violations

STAIRS/RAMPS

Inspected

Condition

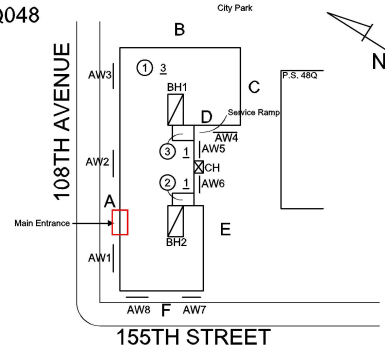
5 - Poor

Deficiency

STONE: WORN-OUT TREAD/RISER/NOSING

Roof Plan reference

Q048



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

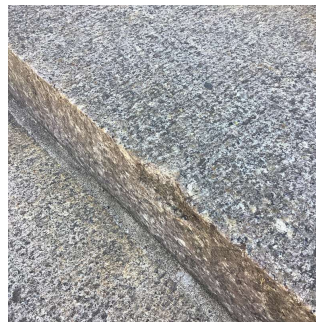
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

Deficiency

STONE: DETERIORATED JOINTS

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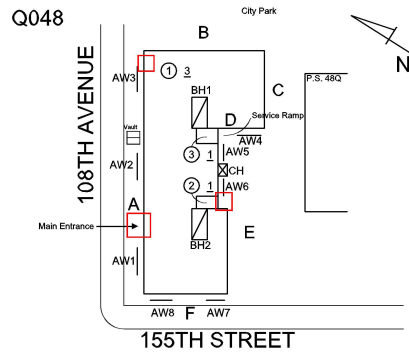
Question **Response**

EXTERIOR

STAIRS/RAMPS: EXTERIOR

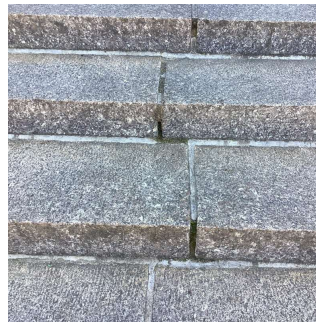
STAIRS/RAMPS

Roof Plan reference



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

20
 L.F.
 REPOINT
 PRIORITY 4
 LEVEL 2



Facade A
 No violations recorded.

Violations

WINDOWS	Inspected
Replacement Quantity	6,300
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, Solid Wood
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	6,000
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	2000
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Wood: Basement	Inspected
Instance Condition	5 - Poor

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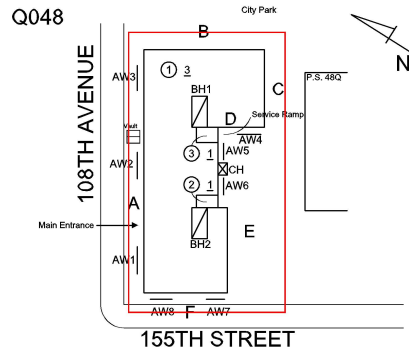
WINDOWS

WINDOWS

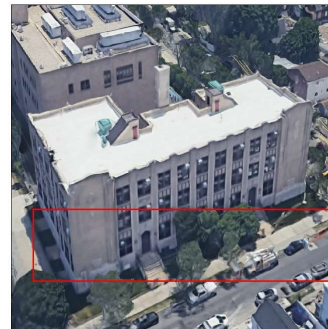
Instance Quantity	300
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1936
Source of Installation	Custodial Staff

Deficiency WOOD: DETERIORATED

Roof Plan reference Q048



Elevation



Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

Deficiency Photo1



Basement
No violations recorded.

Violations

INTERIOR	Inspected
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POOLS	Does not Exist
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STRUCTURAL	Inspected
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COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3 - Fair

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency	MASONRY BEARING WALL: CRACKED/SPALLED
Deficiency Location/Instance	Basement - Boiler Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Boiler Room No violations recorded.
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Basement - Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Boiler Room No violations recorded.
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED/MISSING SPRAY-ON FIREPROOFING
Deficiency Location/Instance	Basement - Gas Meter Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo1	
Violations	Basement - Gas Meter Room No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement - Store Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Store Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete, Masonry
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Basement - Electrical Panel Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo1	
Violations	Basement - Electrical Panel Room No violations recorded.
Deficiency	BRICK: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement - Fan Area
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Fan Area No violations recorded.
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Inspected
Foundation Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Slab Structure	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement - Ash Hoist Vault
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Slab Structure	
Deficiency Photo1	
Violations	Basement - Ash Hoist Vault No violations recorded.
Vault/Ash Hoist Doors and Framing	Inspected
Condition	5 - Poor
Deficiency	WATER INFILTRATION
Deficiency Location/Instance	Basement - Ash Hoist Vault
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Basement - Ash Hoist Vault No violations recorded.
Deficiency	DETERIORATED/DAMAGED VAULT/ASH HOIST DOORS AND FRAMING
Deficiency Location/Instance	Basement - Ash Hoist Vault
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Vault/Ash Hoist Doors and Framing	
Deficiency Photo1	
Violations	Basement - Ash Hoist Vault No violations recorded.
AUDITORIUM	Does not Exist
CAFETERIA	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER: DAMAGED/MISSING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Windows No violations recorded.
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Vestibule Exit 1
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Deficiency Photo1	
	Vestibule Exit 1
Violations	No violations recorded.
Fixed Equipment	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	5 - Poor
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Vestibule Exit 1
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Vestibule Exit 1
Violations	No violations recorded.
Deficiency	WALL PADDING: DETERIORATED
Deficiency Location/Instance	Columns, Near Room 122, Entrance, Windows, Stair A
Deficiency Quantity	520

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Question	Response
INTERIOR	
CAFETERIA	
Walls	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Room 122
Violations	No violations recorded.
Deficiency	BRICK: CRACKS/SPALLING
Deficiency Location/Instance	Near Drinking Fountain
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Drinking Fountain
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 230
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

CLASSROOMS/CORRIDORS/ADMIN SPACES

Ceiling

Deficiency Photo1



Room 230

Violations

No violations recorded.

Deficiency

ACOUSTIC TILES ON PLASTER: DAMAGED/MISSING

Deficiency Location/Instance

Room 317

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

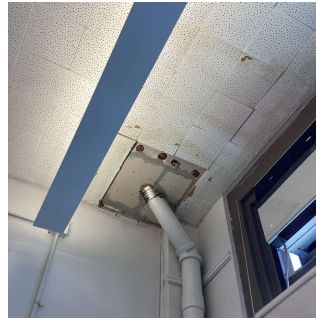
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 317

Violations

No violations recorded.

Door(s)

Inspected

Condition

5 - Poor

Deficiency

METAL: DETERIORATED DOOR

Deficiency Location/Instance

Rooms 228, 327

Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

MAINTENANCE

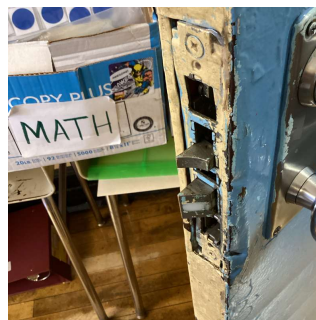
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2



Deficiency Photo1



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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
	Room 327
Violations	No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 113, 129, 215, 225, 323, and others
Deficiency Quantity	13
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 129
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	TERRAZZO: CRACKS
Deficiency Location/Instance	Corridor near Room 113
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 113
Violations	No violations recorded.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 317
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Q048

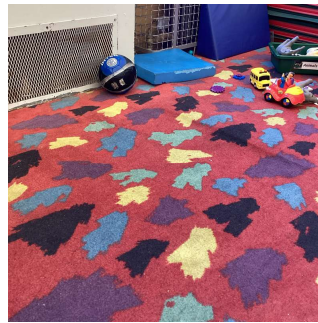
Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Room 317

Violations

No violations recorded.

Deficiency

VINYL TILES: BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Room 325

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 325

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

STONE: CRACKS/SPALLING

Deficiency Location/Instance

Corridor near Room 113

Deficiency Quantity

20

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
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Violations	Corridor near Room 113 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 230, 313, 325
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 325 No violations recorded.
Deficiency	SALT GLAZED BRICK: CRACKS/SPALLING
Deficiency Location/Instance	Room 128, Corridor near Room 129
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 129 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Rooms 310, 327, 329, Near Stair A/2
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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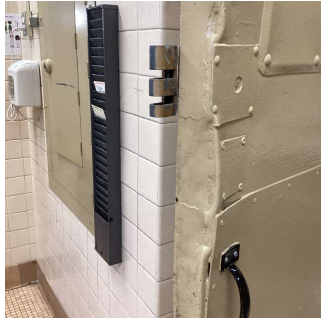
Q048

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
Violations	Room 329 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 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Entrance No violations recorded.
Door(s)	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Entrance

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Question	Response
INTERIOR	
KITCHEN	
Door(s)	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Entrance
Violations	No violations recorded.

Floor Finish

Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Mop Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Mop Room
Violations	No violations recorded.

Walls

Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Mop Room, Near Entrance, Windows
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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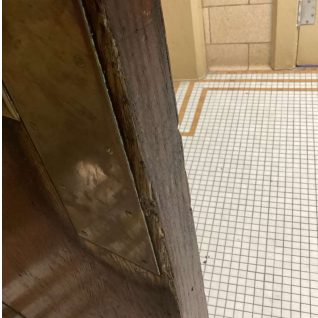

Q048

Question	Response
INTERIOR	
KITCHEN	
Walls	
Deficiency Photo1	
Violations	Near Entrance No violations recorded.
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Star A/Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Star A/Basement No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Stair B/1
Deficiency Quantity	2

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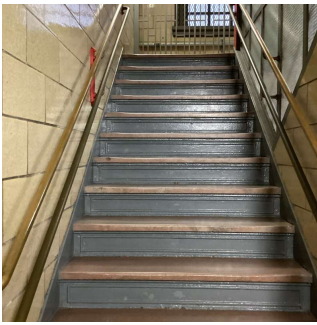

Q048

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Door(s)	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/1 No violations recorded.
Partition	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLASS PANEL: DAMAGED/DETERIORATED
Deficiency Location/Instance	Stairs A/1, 2, B/1
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/2 No violations recorded.
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	4 - Between Fair and Poor
Deficiency	STONE: WORN-OUT TREAD/NOSINGS
Deficiency Location/Instance	Stair B/1
Deficiency Quantity	130
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 Photo1	
Violations	Stair B/1 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 114
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 114 No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Room 114
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

TOILET ROOMS - STAFF

Door(s)

Deficiency Photo1



Room 114

No violations recorded.

Violations

Deficiency

WOOD: DETERIORATED DOOR

Deficiency Location/Instance

Rooms 214, 216, 316

Deficiency Quantity

3

Quantity Uom

EACH

Potential Action

MAINTENANCE

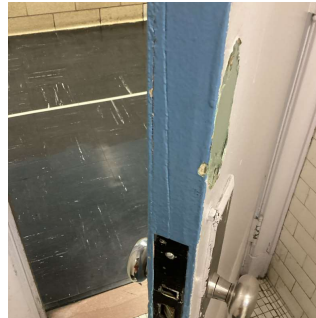
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 316

No violations recorded.

Violations

Floor Finish

Inspected

Condition

4 - Between Fair and Poor

Deficiency

CERAMIC TILE: BROKEN/MISSING TILES

Deficiency Location/Instance

Rooms 214, 216, 316

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

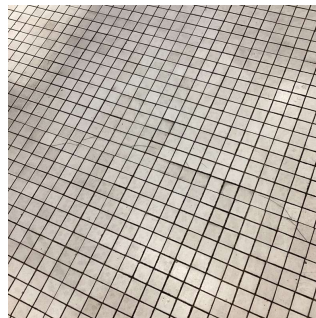
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2



Deficiency Photo1



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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	Inspected
	Room 316
Violations	No violations recorded.
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 114
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 114
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms 214, 216, 316
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 316
Violations	No violations recorded.
TOILET ROOMS - STUDENTS	
	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 122, 220, 320
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 122
Violations	No violations recorded.
Floor Finish	
Condition	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 127, 220, 320
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 127
Violations	No violations recorded.
Stalls	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Condition	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms 122, 220, 320
Deficiency Quantity	30

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 122 No violations recorded.
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Inspected
Catch Basins/Manhole - Surrounded by Soil	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Soil Covering	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	4 - Between Fair and Poor
Deficiency	WROUGHT IRON: DAMAGED/DETERIORATED
Deficiency Location/Instance	108th Avenue, 155th Street
Deficiency Quantity	320
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo1	
	108th Avenue
Violations	No violations recorded.
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	155th Street, Near Exit 2
Deficiency Quantity	220
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Exit 2
Violations	No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	108th Avenue, near NYC Park
Deficiency Quantity	100
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	
Student Non-Use	
Concrete	
Deficiency Photo1	
Violations	108th Avenue No violations recorded.
Pavers	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near Exits 1, 2, 4, NYC Park
Deficiency Quantity	775
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Exit 1 No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	108th Avenue
Deficiency Quantity	125
Quantity Uom	S.F.
Potential Action	REPLACE

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

Architectural Inspection

Q048

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	108th Avenue
Violations	No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	155th Street
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	155th Street
Violations	No violations recorded.
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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
ARTWORK	Inspected
Instance	Exterior - Plaza - 10057
Instance ID	10057
Artwork exist at stated location?	No