

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q180

Asset: I.S. 323 (OLD IS 180) - QUEENS, 320 BEACH 104 STREET, New York, 11694

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q180	Architectural - Senior	2024-04-01 7:32 AM	2024-06-17 8:54 AM
AA : Q180	Architectural - Associate	2024-04-01 7:28 AM	2024-04-24 3:36 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Security Lights (Sidewalk Bridge), 2nd Floor Girls and Boys Locker Rooms (Storage), 2nd Floor Boys and Girls Shower Rooms (Storage), Fences (Construction Fence), Student non-use (Construction Fence).
Building Square Footage	122,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3 (No Basement)
Comments on the Number of Classrooms	51
Comments on the Year Built	1958
Student Population	1,183
Staff Population	141
Weather	Fair
Principal(s) Information	
Principal Name	Michele Smyth
Organization	The Scholars' Academy - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Robert Chiacchere
Fireman	Frank Giordano
Facade Photo	



Corner of Beach 104th Street and Rockaway Freeway - Northeast view

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Main Entrance Photo



Facade A - Beach 104th Street

Roof Photo



Roof 1 - South view

Have any Systems/Major Building Components been upgraded?

- Yes
- Systems: Roofing and Roof Drains replacement at Roofs 2-4; Parapets and Coping replacement at Roof 4; Partial Roofing repairs at Roof 1; Bulkheads repointing, New Roof Barriers at Roofs 2-4; Partial Exterior Walls refacing and repointing.
 - Year: Under Construction
 - Systems: Exterior Doors/Frame - limited replacement
 - Year: 2022
 - Systems: 2nd Floor Boys and Girls Toilet Rooms - upgrade to HC compliance
 - Year: 2021
 - Systems: 1st, 3rd Floor Students, 1st Floor Staff Toilet Rooms - upgrade to HC compliance
 - Year: 2018
 - Systems: Exterior Walls - repairs
 - Year: 2017
 - Systems: Roofing - limited (Roof 5) replacement, Exterior Doors/Frames - repairs
 - Year: 2015
 - Systems: Roofing - limited (Roof 1) replacement
 - Year: 2011

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Systems: Leaders/Gutters, Roof Barrier, Bulkhead Doors/Frames, Windows, Exterior Guards - replacement
 Year: 2010
 Systems: Roofing - limited (Roofs 2-4) replacement
 Year: 1995
 No
 No
 No

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

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No	Tripping Hazard	Severely Heaving Concrete is a tripping hazard Condition	SITE PAVING DOT Sidewalk Concrete	Beach 104th Street	Frank Giordano	Fireman	

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?	No
Are SOME floors other than the 1st floor and basement accessible through compliant means?	No
Do any of the following spaces exist on the 1st Floor or Basement? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the rooms that do exist, are SOME of them accessible on the 1st Floor or Basement?	Yes
Boys and Girls or Unisex accessible toilets exist on the 1st floor?	Yes

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

Exterior Routes

Exterior Entrances & Exits			Yes	
Exterior H/C Lifts	No	No		
Exterior Ramps and Railings	Yes		Yes	

Interior Routes

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

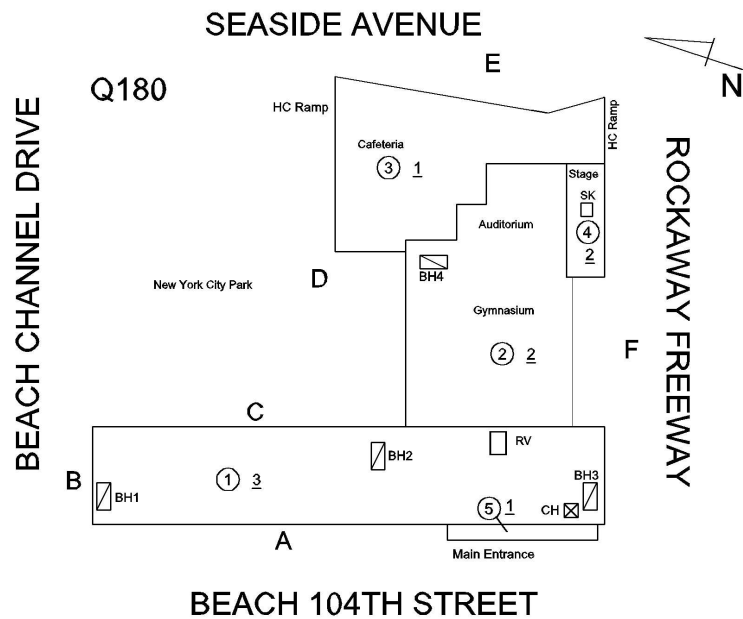
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Art Rooms	Rooms 138, 140	Yes		Yes		
Auditorium	1st Floor	Yes		Yes	FM System	Yes
Cafeteria	1st Floor	Yes		Yes	FM System	Yes
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium	1st Floor	Yes		Yes	FM System	Yes
Library	Room 219	Yes		No	Not on Accessible Route	
Main Office	Room 117	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 147	Yes		Yes		
Pool		No				
Science Lab	Rooms 317/319B, 323A/327	Yes		No	Not on Accessible Route	
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Inspected

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Question	Response
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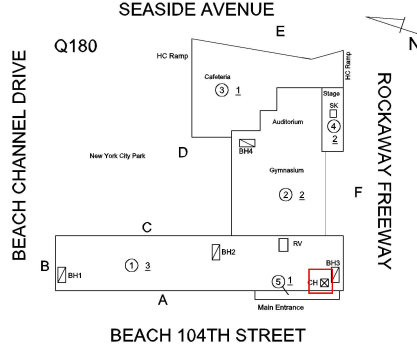
EXTERIOR

CHIMNEY

Material Type(s)	Masonry
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Condition	3 - Fair
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Deficiency	BRICK: DETERIORATED JOINTS
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Roof Plan reference	
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Deficiency Quantity	10
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Quantity Uom	S.F.
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Potential Action	REPOINT
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Urgency of Action	PRIORITY 4
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Purpose of Action	LEVEL 2
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Deficiency Photo1	
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Violations	Roof 1 No violations recorded.
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COPING	Inspected
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Condition	2 - Between Good and Fair
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Deficiency	No deficiencies recorded
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CORNICE	Does not Exist
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DOORS	Inspected
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DOORS AND FRAMES	Inspected
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Condition	4 - Between Fair and Poor
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Deficiency	METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
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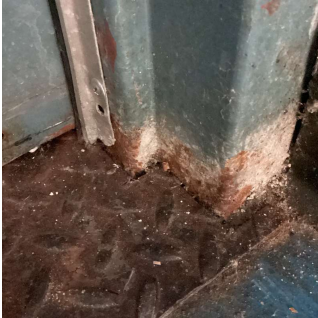
Roof Plan reference	
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Deficiency Quantity	9
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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D No violations 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, Steel
Replacement Quantity	34,000
Replacement Uom	S.F.
Instance on All Facades	Under Construction
Instance Quantity	34,000
Instance Quantity Uom	S.F.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	3 - Fair
Deficiency	BROKEN/ DENTED BLADES

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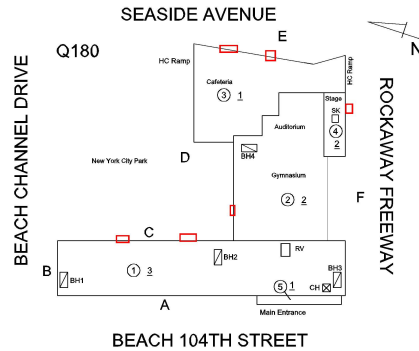
Question

Response

EXTERIOR

LOUVER

Roof Plan reference



Elevation



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

PARAPETS

Inspected

Material Type(s)

Masonry, Other

Replacement Quantity

7,000

Replacement Uom

C.F.

Instance on Roof 2

Inspected

Instance Condition

2 - Between Good and Fair

Instance Quantity

6,000

Instance Quantity Uom

C.F.

Deficiency

No deficiencies recorded

Instance on Roof 4

Under Construction

Instance Quantity

1,000

Instance Quantity Uom

C.F.


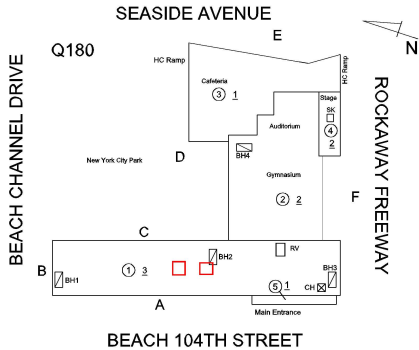
PLAZA DECK

Does not Exist

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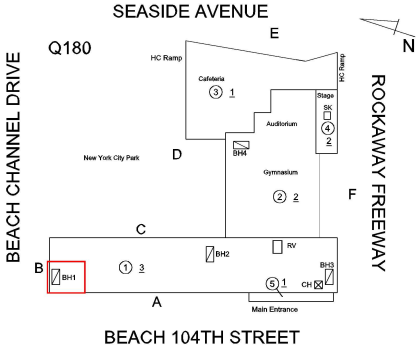
Q180

Question	Response
EXTERIOR	
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	64,500
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	25,000
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)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2011
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5

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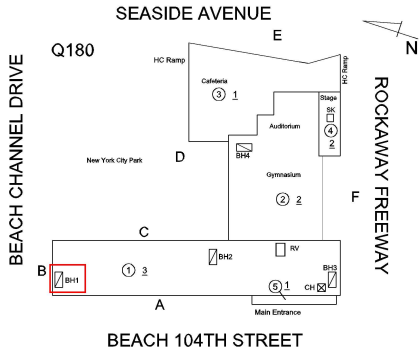
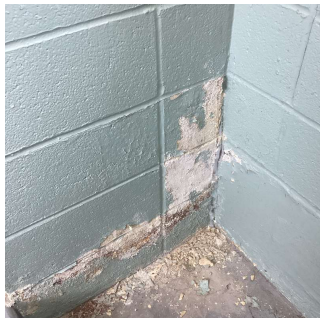
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Question	Response
EXTERIOR	
ROOF	Inspected
Roofing	
ROOFING	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 1 - Room 304, also Corridor near Room 308 No violations recorded.
Instance on Built-Up: Roofs 2-4	Under Construction
Instance Quantity	38,000
Instance Quantity Uom	S.F.
Instance on Modified Bitumen: Roof 5	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,500
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	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Under Construction
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	3 - Fair
Deficiency	BULKHEAD/PENTHOUSE WALLS/INTERIOR: CMU CRACKS/SPALLING
Roof Plan reference	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 - Bulkhead 1 No violations recorded.
Deficiency	BULKHEAD/PENTHOUSE WALLS/EXTERIOR: WATER INFILTRATION
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 - Bulkhead 1 No violations 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	Inspected

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Question	Response
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EXTERIOR

ROOF

Specialties

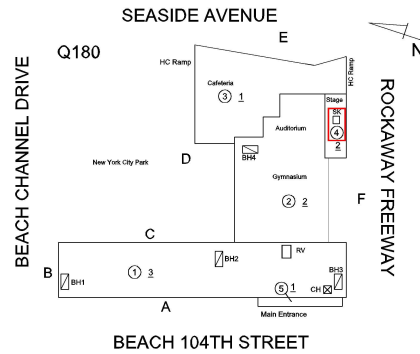
SKYLIGHT/ROOF VENT

Material Type(s) Glass

Condition 3 - Fair

Deficiency **WATER INFILTRATION**

Roof Plan reference



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

100
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Roof 4 - Auditorium Stage

No violations recorded.

Violations

ROOF/GRAVITY TANK Does not Exist

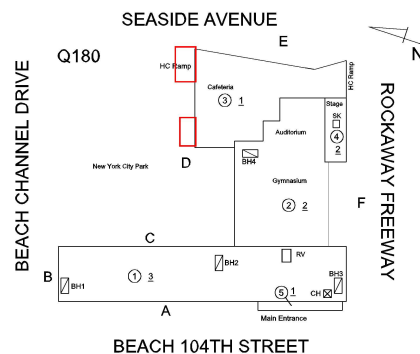
STAIRS/RAMPS: EXTERIOR Inspected

BUILDING CHEEK/FLANK WALLS Inspected

Condition 3 - Fair

Deficiency **CAST IN PLACE CONCRETE: CRACKS/SPALLING - MINOR**

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action

20
S.F.
REPAIR

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Urgency of Action
 Purpose of Action
 Deficiency Photo1

PRIORITY 3
 LEVEL 2



Facade D

Violations

No violations recorded.

RAILINGS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

STAIRS/RAMPS

Inspected

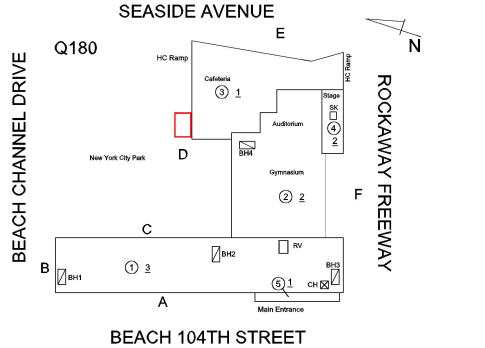
Condition

5 - Poor

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

Roof Plan reference



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

30
 S.F.
 REPLACE
 PRIORITY 4
 LEVEL 2



Facade D

Violations

No violations recorded.

WINDOWS

Inspected

Replacement Quantity

16,500

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Question	Response
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EXTERIOR

WINDOWS

Replacement Uom	S.F.
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EXTERIOR GUARDS	Inspected
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Condition	2 - Between Good and Fair
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Deficiency	No deficiencies recorded
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LINTELS	Inspected
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Condition	2 - Between Good and Fair
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Deficiency	No deficiencies recorded
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WINDOWS	Inspected
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Material Type(s)	Aluminum
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Instance on Aluminum - Other: All Facades	Inspected
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Instance Condition	3 - Fair
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Instance Quantity	16,500
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Instance Quantity Uom	S.F.
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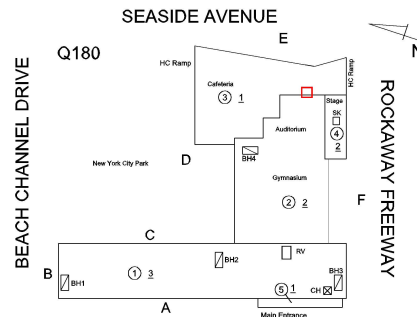
Are these windows insulated	Yes
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Installation Year	2010
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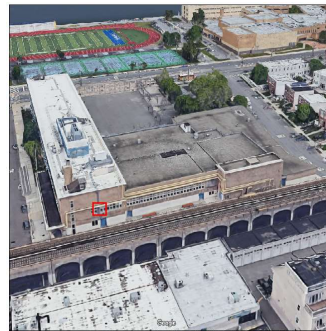
Source of Installation	Custodial Staff
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Deficiency	ALUMINUM - OTHER: BROKEN PANE
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Roof Plan reference



BEACH 104TH STREET



Elevation

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question

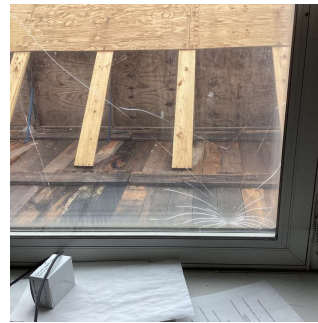
Response

EXTERIOR

WINDOWS

WINDOWS

Deficiency Photo1



Facade E - Room 232

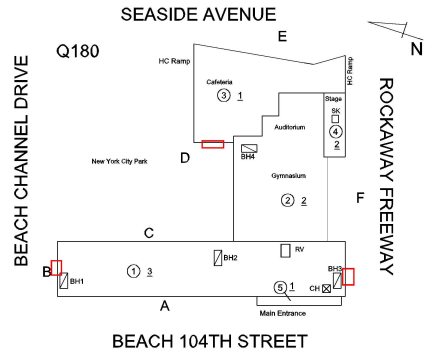
Violations

No violations recorded.

Deficiency

ALUMINUM - OTHER: AIR/WATER INFILTRATION

Roof Plan reference



Elevation



Deficiency Quantity

100

Quantity Uom

L.F.

Potential Action

REPLACE TRIM, SILLS OR WEATHERSTRIPPING

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1




Facade D - Cafeteria, also Facade F - Stair D/3, Facade B - Corridor near Room 300, Corridor near Room 200, Facade E - Room 232

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Question	Response
EXTERIOR	Inspected
WINDOWS	Inspected
WINDOWS	
Violations	No violations recorded.
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Inspected
Instance on 1st Floor (510 Seats)	Inspected
Ceiling	
Instance on 1st Floor (510 Seats)	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stage Area, Near Stage
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Stage No violations recorded.
Door(s)	
Instance on 1st Floor (510 Seats)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed H/C Lift	
Instance on 1st Floor (510 Seats)	Does not Exist

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Question	Response
INTERIOR	Inspected
AUDITORIUM	
Fixed H/C Lift	
Fixed Seating	
Instance on 1st Floor (510 Seats)	Inspected
Condition	5 - Poor
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seat K/102
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	Seat K/102
Violations	No violations recorded.
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats F/6, G/3, H/1, 6, J/7, and others
Deficiency Quantity	120
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Seat I/7
Violations	No violations recorded.
Floor Finish	
Instance on 1st Floor (510 Seats)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (510 Seats)	Does not Exist
Stage	
Instance on 1st Floor (510 Seats)	Inspected

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Question	Response
INTERIOR	
AUDITORIUM	
Stage	
Stage	Inspected
Instance on 1st Floor (510 Seats)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	Inspected
Instance on 1st Floor (510 Seats)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stage Curtains	Inspected
Instance on 1st Floor (510 Seats)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor (510 Seats)	Inspected
Condition	4 - Between Fair and Poor
Deficiency	BRICK: CRACKS/SPALLING
Deficiency Location/Instance	Back Stage
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Back Stage No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Near Seats A/10, K/14, Stage Right and Left Side, Center, and others
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
INTERIOR	
AUDITORIUM	
Walls	
Deficiency Photo1	
Violations	Near Seat K/14 No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor (510 Seats)	Does not Exist
CAFETERIA	
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 Serving Area
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Serving Area No violations recorded.
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near 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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Question	Response
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INTERIOR

CAFETERIA

Ceiling

Deficiency Photo1



Near Windows

Violations

No violations recorded.

Deficiency

GYPSUM BOARD: DAMAGED/DETERIORATED - ACTIVE LEAK

Deficiency Location/Instance

Near Windows

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Near Windows

Violations

No violations recorded.

Door(s)

Instance on 1st Floor

Inspected

Condition

4 - Between Fair and Poor

Deficiency

METAL: DETERIORATED DOOR

Deficiency Location/Instance

Entrances

Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3



Purpose of Action

LEVEL 2

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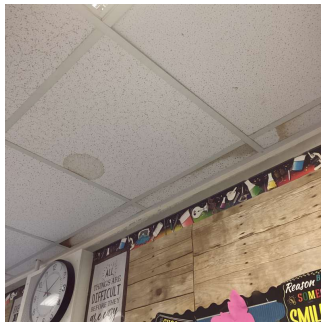
Q180

Question	Response
INTERIOR	
CAFETERIA	
Door(s)	
Deficiency Photo1	
Violations	Entrance No violations 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	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
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.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Near Entrance, Windows
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
INTERIOR	
CAFETERIA	
Walls	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Entrance
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Room 308
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 110
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 110
Violations	No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Location/Instance	Room 304, Corridor near Room 200
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 304 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Rooms 207, 209, 301
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 301 No violations recorded.
Deficiency	ACOUSTIC TILES ON PLASTER: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 300
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

Ceiling

Deficiency Photo1



Corridor near Room 300

Violations

No violations recorded.

Door(s)

Inspected

Condition

5 - Poor

Deficiency

WOOD: DETERIORATED DOOR

Deficiency Location/Instance

Rooms 100, 241, 328, 300, 332B, and others

Deficiency Quantity

10

Quantity Uom

EACH

Potential Action

MAINTENANCE

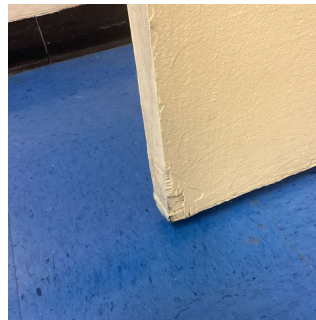
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 332B

Violations

No violations recorded.

Floor Finish

Inspected

Condition

2 - Between Good and Fair

Deficiency

VINYL TILES: TRIPPING HAZARD - ELECTRICAL OUTLET

Deficiency Location/Instance

Room 237

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 6

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Room 237

Violations

No violations recorded.

Deficiency

SHEET VINYL: BROKEN/DETERIORATED

Deficiency Location/Instance

Room 215

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 215

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

PLASTER: CRACKS/SPALLING

Deficiency Location/Instance

Rooms 100, 106, 232B, 241, 300, and others

Deficiency Quantity

300

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	Room 232B No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 232, Corridor near Room 200
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 200 No violations recorded.
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Room 328, Corridor near Room 232, Near Exit 9
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Exit 9 No violations recorded.
Specialties	Inspected
Classroom Locker(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Seating	Does not Exist
GYMNASIUM	Inspected
Instance on 1st Floor	Inspected
Ceiling	

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Question	Response
INTERIOR	
GYMNASIUM	
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER: DAMAGED/MISSING
Deficiency Location/Instance	Near Drinking Fountains, windows
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Drinking Fountain No violations recorded.
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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
Seating	
Instance on 1st Floor	Does not Exist
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
INTERIOR DOOR HARDWARE	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
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	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Storage Room No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Locker Room, Near Exit 8
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Locker Room No violations recorded.
Floor Finish	

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Question	Response
INTERIOR	
KITCHEN	
Floor Finish	
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: CRACKS
Deficiency Location/Instance	Storage Room
Deficiency Quantity	10
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.
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Near Sink room , Oven Area, Serving Area, Windows, Mopped Room
Deficiency Quantity	80
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.
Walls	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Storage Room, Office
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
KITCHEN	
Walls	
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Storage Room
Violations	No violations recorded.
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Serving Area
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Serving Area
Violations	No violations recorded.
LIBRARY	Inspected
Instance on Room 219	Inspected
Built-in Furnishing	
Instance on Room 219	Does not Exist
Ceiling	
Instance on Room 219	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 219	Inspected
Condition	4 - Between Fair and Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Entrance, Office
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
LIBRARY	
Door(s)	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Entrance No violations recorded.
Floor Finish	
Instance on Room 219	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 219	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOCKER ROOM	
Instance on 2nd Floor - Boys	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible
MULTI-PURPOSE ROOM	
	Does not Exist
SCIENCE DEMO ROOM	
	Does not Exist
SCIENCE LAB	
Instance on Room 317/319B	Inspected
Alternative use	No
Instance on Room 323A/327	Inspected
Alternative use	No
Fixed Equipment	
Instance on Room 317/319B	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 323A/327	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
Instance on Room 321	Inspected
Alternative use	No
Fixed Equipment	
Instance on Room 321	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SHOWER ROOM	
Instance on 2nd Floor - Boys (500 SF)	Inaccessible
Instance on 2nd Floor - Girls	Inaccessible

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Stair D/3
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stair C/2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	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	3 - Fair
Deficiency	STONE: BROKEN/MISSING
Deficiency Location/Instance	Stairs B/1, 2, 3, C/1, 2, and others
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question

Response

INTERIOR

STAIRS/RAMPS: INTERIOR

Stairs and Landings

Deficiency Photo1



Stair B/2

No violations recorded.

Violations

Deficiency

TERRAZZO: CRACKS

Deficiency Location/Instance

Stairs A/1, B/1 - Vestibule, C/1, D/1, Near Exit 9

Deficiency Quantity

80

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair C/1

No violations recorded.

Violations

Deficiency

VINYL TILES: BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Stair C/2

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

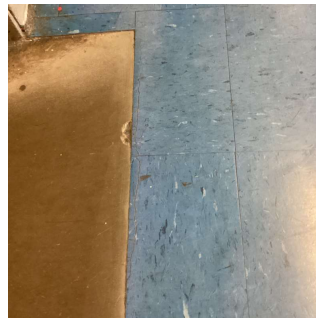
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair C/2



No violations recorded.

Violations

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stair A/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/1 No violations recorded.
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Stairs A/1, B/1 - Vestibule, 2, 3, C/1, and others
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/1 No violations recorded.
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Principal Office
Deficiency Quantity	1
Quantity Uom	EACH

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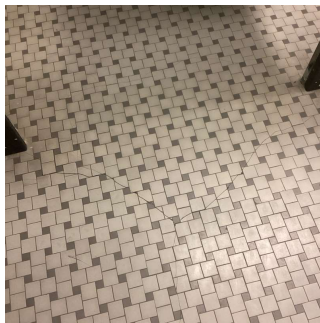

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Principal Office
Violations	No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 322, Gymnasium Offices 1, 2, Inside Kitchen Locker Room, Office 111
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Gymnasium Office 1
Violations	No violations recorded.
Floor Finish	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 221, 322
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	
Deficiency Photo1	
	Room 322
Violations	No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 322
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 322
Violations	No violations recorded.
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms 111, 221
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Walls	
Deficiency Photo1	
	Room 221
Violations	No violations recorded.
TOILET ROOMS - STUDENTS	
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	Room 137
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 137
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Room 137
Deficiency Quantity	10
Quantity Uom	S.F.

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 137
Violations	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	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inaccessible
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Inaccessible
Pavers	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near Exits 2, 9, 15
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	
Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Exit 2
Violations	No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	HEAVING
Deficiency Location/Instance	Beach 104th Street
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	Beach 104th Street
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Beach Channel Drive, Beach 104th Street, Rockaway Freeway, Seaside Avenue
Deficiency Quantity	1,500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	Beach Channel Drive No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Beach Channel Drive, Beach 104th Street, Rockaway Freeway, Seaside Avenue
Deficiency Quantity	550
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Beach 104th Street No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: DETERIORATED CONTROL/EXPANSION JOINT
Deficiency Location/Instance	Rockaway Freeway
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
RETAINING WALLS	
Deficiency Photo1	
Violations	Rockaway Freeway No violations recorded.
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Rockaway Freeway
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Rockaway Freeway No violations recorded.
SEATING	Inspected
Benches	Inspected
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Does not Exist
Bleachers	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Site Cheek/flank Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs/ramps	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
ARTWORK	Inspected
Instance	Interior - Corridor - 21016
Instance Photo	
	Corridor
Instance ID	21016
Artwork exist at stated location?	Yes
Instance	Interior - Main Office - 71169
Instance Photo	
	Main Office Room 117
Instance ID	71169
Artwork exist at stated location?	Yes