

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

Architectural Inspection

Q228

**Asset:** P.S. 228 (ECC) - QUEENS, 32-63 93RD STREET, New York, 11369

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q228	Architectural - Senior	2023-10-23 7:45 AM	2024-06-17 9:11 AM
AA : Q228	Architectural - Associate	2023-10-23 8:09 AM	2023-11-06 4:20 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	45,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+PH
Comments on the Number of Classrooms	16
Comments on the Year Built	2001
Student Population	209
Staff Population	57
Weather	Fair
Principal(s) Information	
Principal Name	Olga Guzman
Organization	P.S. 228 - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire form was returned with the following comment: 1. The Kitchen HVAC system is not working properly.
Custodian	Joseph Vascellaro
Fireman	Lulli Debrosse (Handyman)
Facade Photo	



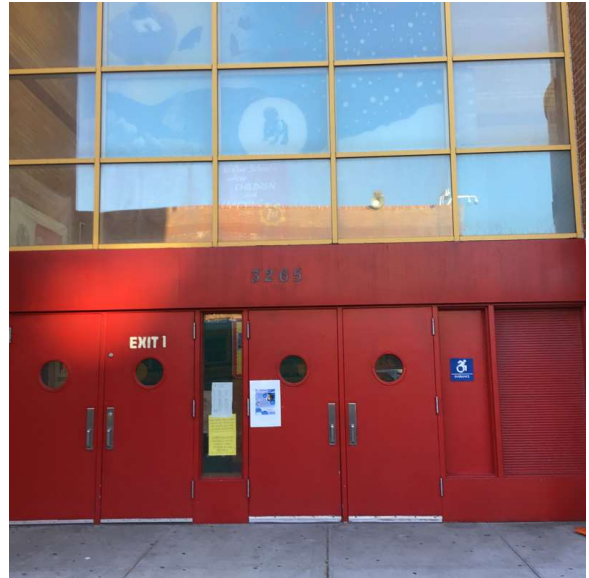
Corner of 93rd Street and Northern Boulevard - Northeast view

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

Architectural Inspection

Q228

Main Entrance Photo



Facade A - 93rd Street

Roof Photo



Roof 1 - Northeast view

Have any Systems/Major Building Components been upgraded?

Yes  
 Systems: Roofing - repairs  
 Year: 2020  
 Systems: Floor Structure - repairs  
 Year: 2018  
 Systems: Coping, Roofing, Windows - repairs  
 Year: 2017  
 Systems: Coping, Parapets, Roofing - repairs  
 Year: 2012

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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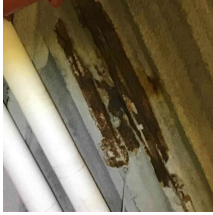
No condition recorded

**Structural Engineer Required**

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

Architectural Inspection

Q228

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
Deteriorated Steel	Deteriorated metal deck floor structure is a potential hazard.	INTERIOR   STRUCTURAL   FLOOR STRUCTURE	Basement - Boiler Room	Lulli Debrosse	Handyman	

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 exist 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	Yes		Yes			

**Rooms & Spaces**

Art Rooms		No				
Auditorium		No				
Cafeteria	1st Floor	Yes		Yes	FM System	Yes
Classrooms	1st-3rd Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library	Room 215	Yes		Yes		
Main Office	Room 121	Yes		Yes		
Multi-purpose Room	3rd Floor	Yes		Yes	FM System	Yes
Nurse's Room	Room 201	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st-3rd Floor	Yes		Yes		

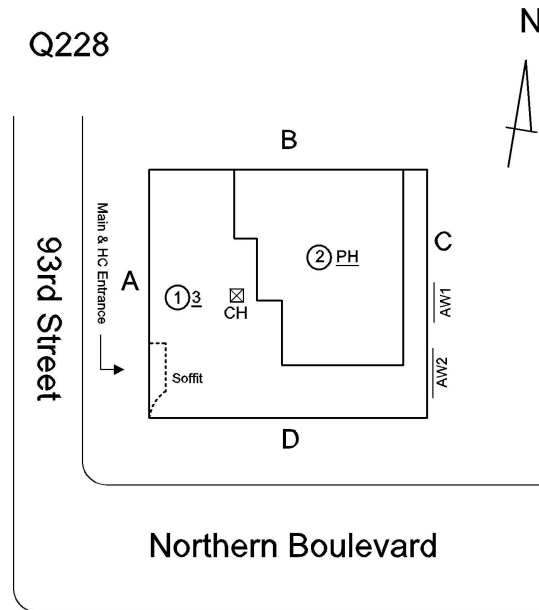
**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

Q228

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Toilet Rooms (Girls)	1st-3rd Floor	Yes		Yes		
Toilet Rooms (Staff)	Basement, 1st, 2nd Floor	Yes		Yes		

Building Template



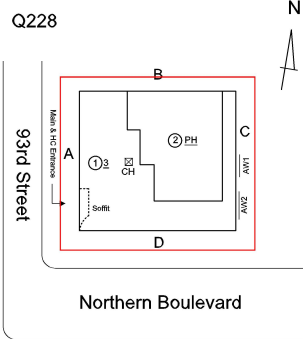

Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1-AW2	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Inspected
Material Type(s)	Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CAST STONE: DETERIORATED TRANSVERSE JOINTS

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

Architectural Inspection

Q228

Question	Response
<b>EXTERIOR</b>	
<b>COPING</b>	
Roof Plan reference	<p>Q228</p> 
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	22,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	22,000
Instance Quantity Uom	S.F.

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

Architectural Inspection

Q228

**Question**

**Response**

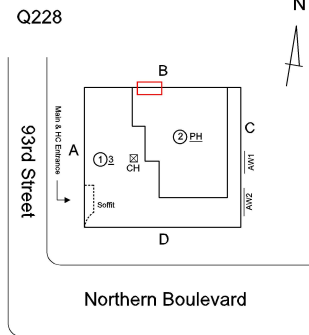
**EXTERIOR**

**EXTERIOR WALLS**

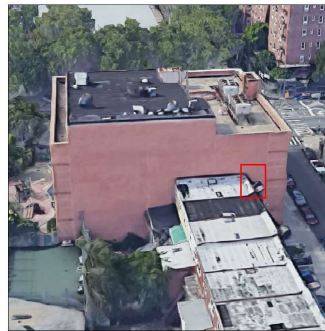
Deficiency

BRICK: WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE

Roof Plan reference



Elevation



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B - Kitchen Dry Storage Room 108

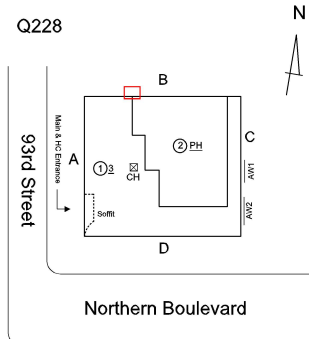
Violations

No violations recorded.

Deficiency

BRICK: MAJOR / THRU CRACKS

Roof Plan reference



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

Architectural Inspection

Q228

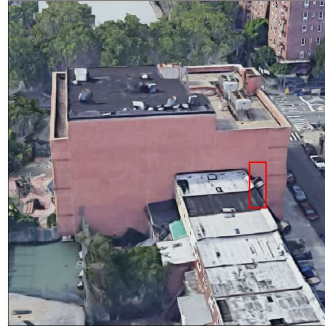
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

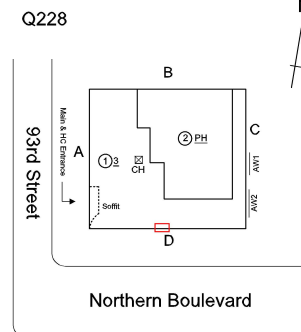
Violations

No violations recorded.

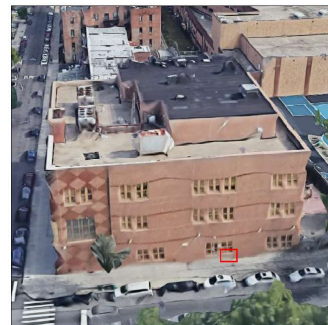
Deficiency

BRICK: DETERIORATED MASONRY SILLS - MINOR

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPAIR



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

Architectural Inspection

Q228

**Question**

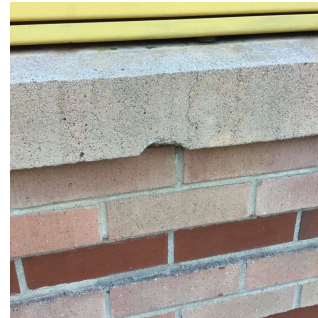
**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Urgency of Action  
Purpose of Action  
Deficiency Photo1

PRIORITY 3  
LEVEL 2



Facade D

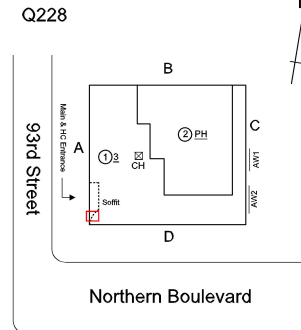
Violations

No violations recorded.

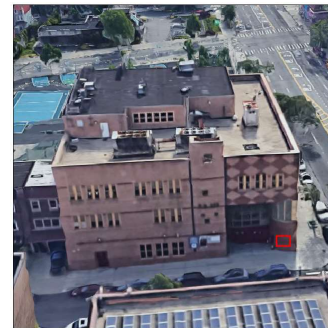
Deficiency

**BRICK: MINOR CRACKS AND SPALLING**

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



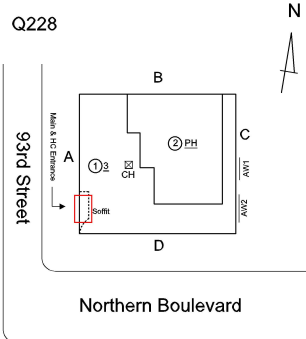
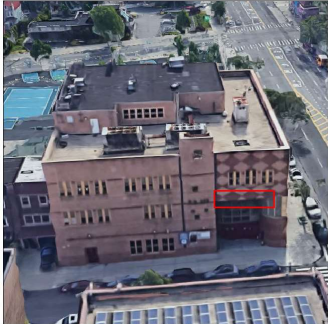

Facade A



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

Architectural Inspection

Q228

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	Inspected
Violations	No violations recorded.
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: WATER PENETRATION
Roof Plan reference	Q228
	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Inspected
Condition	3 - Fair
Deficiency	BROKEN/ DENTED BLADES

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

Architectural Inspection

Q228

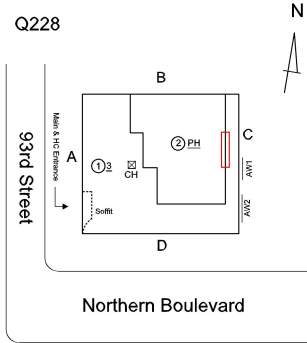
**Question**

**Response**

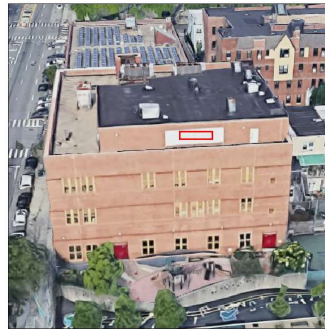
**EXTERIOR**

**LOUVER**

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

Violations

No violations recorded.

**PARAPETS**

Inspected

Material Type(s)

Masonry

Replacement Quantity

2,500

Replacement Uom

C.F.

Instance on Roof 1

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

2,500

Instance Quantity Uom

C.F.

Deficiency

BRICK: EFFLORESCENCE

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

Architectural Inspection

Q228

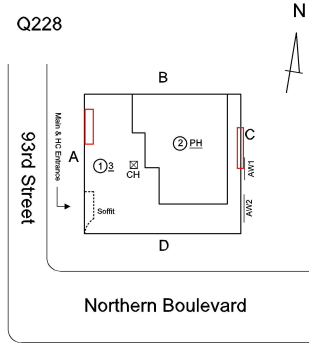
**Question**

**Response**

**EXTERIOR**

**PARAPETS**

Roof Plan reference



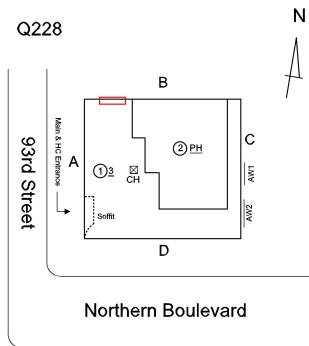
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo1  
Violations

80  
S.F.  
MAINTENANCE  
PRIORITY 1  
LEVEL 1  
No photo recorded  
No violations recorded.

Deficiency

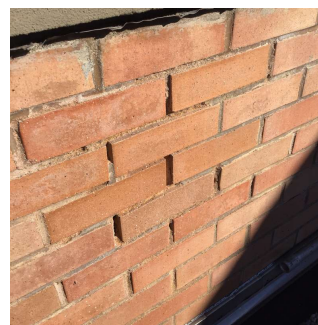
Roof Plan reference

BRICK: DETERIORATED JOINTS



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

30  
S.F.  
REPOINT  
PRIORITY 4  
LEVEL 2



Violations

Roof 1  
No violations recorded.

**PLAZA DECK**

Does not Exist

**ROOF**

Inspected

**Roofing**

Inspected


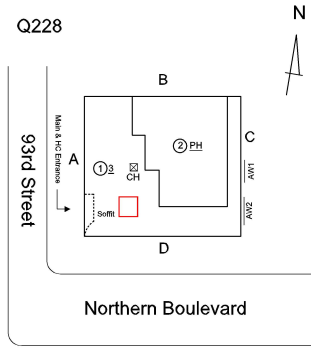
Replacement Quantity

11,500

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

Architectural Inspection

Q228

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
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>	Does not Exist
<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: Roof 1	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 1
Instance Quantity	7,500
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	2001
Source of Installation	Custodial Staff
Deficiency	<b>BUILT-UP: ROOFING: DELAMINATION</b>
Roof Plan reference	<p>Q228</p> 
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q228

**Question**

**Response**

**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING**

Deficiency Photo1



Roof 1

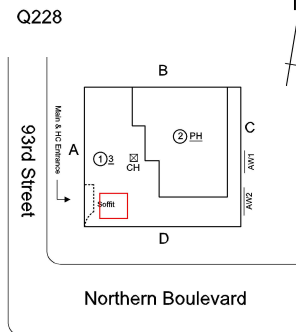
Violations

No violations recorded.

Deficiency

**BUILT-UP: ROOFING: LOSS OF GRAVEL**

Roof Plan reference



Q228

Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

INSTALL NEW GRAVEL

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

Violations

No violations recorded.

Deficiency

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

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

Architectural Inspection

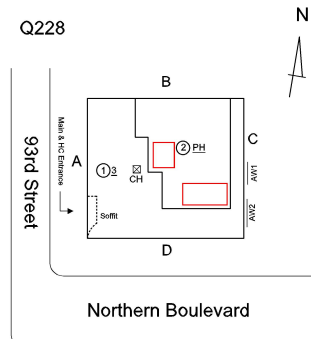

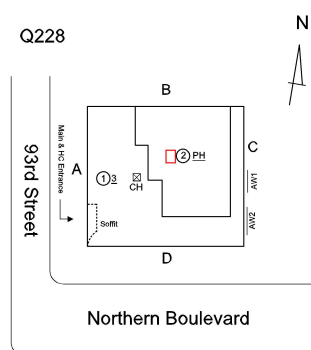
Q228

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 - Room 307 No violations recorded.
Instance on Modified Bitumen: Roof 2	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 2
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION

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

Architectural Inspection

Q228

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
<p>Roof Plan reference</p>	<p align="center">Q228</p> 
<p>Deficiency Quantity</p> <p>Quantity Uom</p> <p>Potential Action</p> <p>Urgency of Action</p> <p>Purpose of Action</p> <p>Deficiency Photo1</p>	<p>200</p> <p>S.F.</p> <p>REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL</p> <p>PRIORITY 4</p> <p>LEVEL 2</p>
<p>Violations</p>	 <p>Roof 2</p> <p>No violations recorded.</p>
<p>Deficiency</p>	<p>MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE</p>
<p>Roof Plan reference</p>	<p align="center">Q228</p> 
<p>Deficiency Quantity</p> <p>Quantity Uom</p> <p>Potential Action</p> <p>Urgency of Action</p> <p>Purpose of Action</p>	<p>100</p> <p>S.F.</p> <p>REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL</p> <p>PRIORITY 5</p> <p>LEVEL 2</p>



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

Architectural Inspection

Q228

Question	Response
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**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING**

Deficiency Photo1



Roof 2 - Penthouse

No violations recorded.

Violations

**ROOFING DRAINS**

Inspected

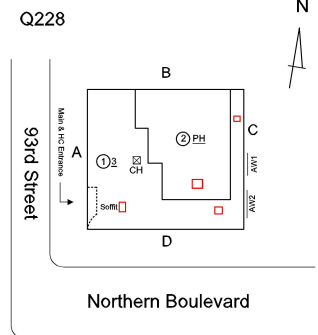
Condition

5 - Poor

Deficiency

DETERIORATED

Roof Plan reference



Deficiency Quantity

4

Quantity Uom

EACH

Potential Action

REPLACE

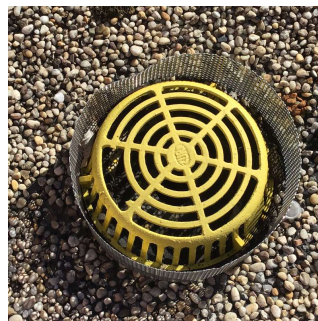
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

No violations recorded.

Violations

**Specialties**

Inspected

**BULKHEAD/PENTHOUSE**

Inspected

Condition

3 - Fair

Deficiency

BULKHEAD/PENTHOUSE WINDOWS: DAMAGED,  
DETERIORATED WINDOWS

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

Architectural Inspection

Q228

Question	Response
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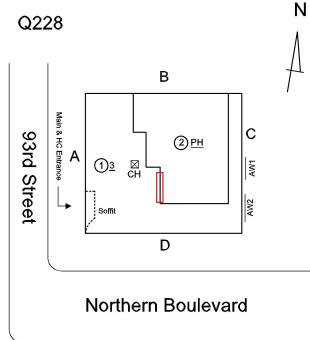
**EXTERIOR**

**ROOF**

**Specialties**

**BULKHEAD/PENTHOUSE**

Roof Plan reference



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

180  
 S.F.  
 REPLACE  
 PRIORITY 4  
 LEVEL 2



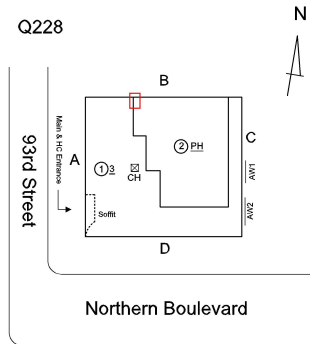
Penthouse  
 No violations recorded.

Violations

Deficiency

**BULKHEAD/PENTHOUSE WALLS/EXTERIOR:  
 CRACKS/SPALLING - MINOR**

Roof Plan reference



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

10  
 S.F.  
 REPAIR  
 PRIORITY 3  
 LEVEL 2

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

Architectural Inspection


Q228

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Specialties</b>	
<b>BULKHEAD/PENTHOUSE</b>	
Deficiency Photo1	
Violations	Roof 1 - Penthouse No violations recorded.
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not Exist
<b>DORMER</b>	Does not Exist
<b>DUNNAGE STEEL</b>	Does not Exist
<b>SKYLIGHT/ROOF VENT</b>	Does not Exist
<b>ROOF/GRAVITY TANK</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	2,500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	3 - Fair
Deficiency	RUST - MAJOR
Roof Plan reference	<p>Q228</p> 
Elevation	
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE

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

Architectural Inspection

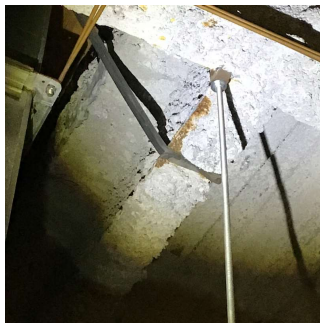
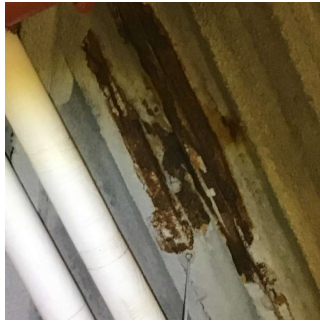
Q228

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>EXTERIOR GUARDS</b>	
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D 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: Facades A, C, D	Inspected
Instance Condition	3 - Fair
Instance Quantity	2,500
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2001
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	Penthouse, Basement - Room B05, Boiler Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Deficiency Photo1	<p>Inspected</p>  <p>Penthouse</p> <p>No violations recorded.</p>
Violations	
<b>FLOOR STRUCTURE</b>	
Condition	<p>Inspected</p> <p>3 - Fair</p>
Deficiency	METAL DECK AND CONCRETE: DETERIORATED
Deficiency Location/Instance	Basement - Boiler Room
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	 <p>Basement - Boiler Room</p> <p>No violations recorded.</p>
Violations	
<b>FOUNDATION WALLS</b>	
Material Type(s)	<p>Inspected</p> <p>Concrete</p>
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement - Room B14
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo1	
Violations	Basement - Room B14 No violations recorded.
<b>ROOF STRUCTURE</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies 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	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Center
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Center No violations recorded.
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Floor Finish</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not Exist
<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>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 222, 304, Near Rooms 118, 205
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 304
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 307
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2



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

Architectural Inspection


Q228

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo1	
	Room 307
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	CONCRETE: CRACKS
Deficiency Location/Instance	Near Room B10
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Room B10
Violations	No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Main Vestibule, Near Room 118, Room 208
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection


Q228

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
Violations	Main Vestibule No violations recorded.
<b>Walls</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Room 208
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 208 No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 108
Deficiency Quantity	20

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

Architectural Inspection

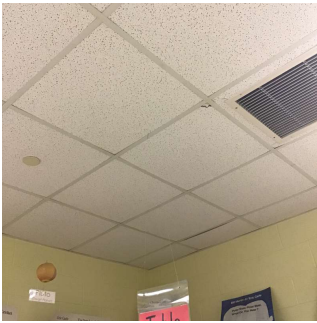
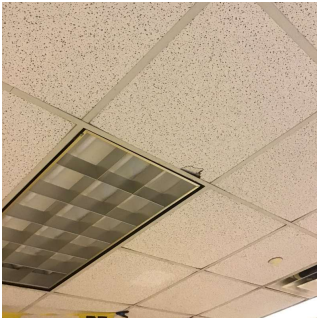
Q228

Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Ceiling</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 108
Violations	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	No deficiencies 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 215	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 215	Does not Exist
<b>Ceiling</b>	
Instance on Room 215	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Near Closet
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>LIBRARY</b>	
<b>Ceiling</b>	
Deficiency Photo1	
	Near Closet
Violations	No violations recorded.
<b>Door(s)</b>	
Instance on Room 215	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 215	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 215	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on Room 313	Inspected
<b>Ceiling</b>	
Instance on Room 313	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Center
Violations	No violations recorded.

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Door(s)</b>	
Instance on Room 313	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 313	Does not Exist
<b>Floor Finish</b>	
Instance on Room 313	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 313	Does not Exist
<b>Stage</b>	
Instance on Room 313	Inspected
<b>Stage</b>	Does not Exist
Instance on Room 313	Does not Exist
<b>Stage Curtain Rigging</b>	Inspected
Instance on Room 313	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	Inspected
Instance on Room 313	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 313	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 313	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>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLASS PANEL: DAMAGED/DETERIORATED
Deficiency Location/Instance	Stair B/3
Deficiency Quantity	10
Quantity Uom	S.F.

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Partition</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/3 No violations recorded.
<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	Stair B/1, Stair A/3
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/1 No violations recorded.
Deficiency	TERRAZZO: CRACKS
Deficiency Location/Instance	Stair B/1, 2 Stair A/1,2
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q228



Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Stairs and Landings</b>	
Deficiency Photo1	
Violations	Stair B/1 No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room B11
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room B11 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>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Staff Restroom 1st Floor, Guest Room 1st Floor
Deficiency Quantity	20



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

Architectural Inspection


Q228

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Walls</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Staff Restroom 1st Floor
Violations	No violations recorded.
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 309, 310
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Inside Room 309
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	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Room 312A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

Architectural Inspection

Q228

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 312A No violations 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>	Does not Exist
<b>Drainage System for Concrete</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	3 - Fair
Deficiency	WROUGHT IRON: RUST - MAJOR
Deficiency Location/Instance	Along Northern Boulevard
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



Q228

Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Deficiency Photo1	
Violations	Along Northern Boulevard No violations recorded.
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not Exist
<b>Student Use</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Entrance 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	4 - Between Fair and Poor
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along Northern Boulevard
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

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

Architectural Inspection

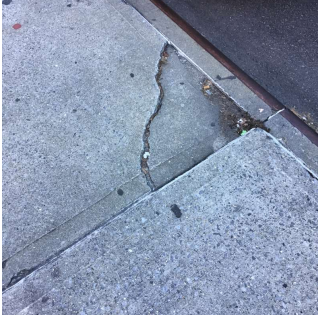
Q228

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Northern Boulevard No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	Along Northern Boulevard
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Along Northern Boulevard No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along 93rd Street
Deficiency Quantity	625
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

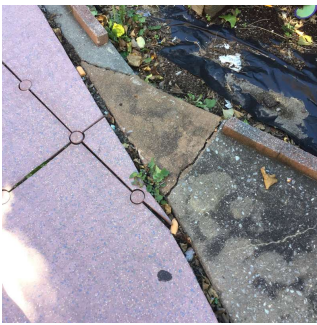

Q228

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	Inspected
Deficiency Photo1	
	Along 93rd Street
Violations	No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Northern Boulevard	Inspected
Instance on Northeast	Inspected
Instance Quantity Uom	EACH
<b>Benches</b>	
Instance on Northern Boulevard	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Northeast	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fence</b>	
Instance on Northern Boulevard	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Northeast	Does not Exist
<b>Pavement</b>	
Instance on Northern Boulevard	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS - MAJOR
Deficiency Location/Instance	Right of Play Equipment, Near Exit 3, Exit 4, Playground Entrance
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection



Q228

Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Pavement</b>	
Deficiency Photo1	
Violations	Right of Play Equipment No violations recorded.
<b>Play Equipment</b>	
Instance on Northern Boulevard	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Northeast	Does not Exist
<b>Safety Surfacing</b>	
Instance on Northern Boulevard	Inspected
Condition	3 - Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Center, Rear, Front
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Center No violations recorded.
<b>Unpaved Area</b>	
Instance on Northern Boulevard	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Northeast	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist
<b>RETAINING WALLS</b>	Does not Exist
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Condition	2 - Between Good and Fair

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

Architectural Inspection

Q228

Question	Response
<b>SITE</b>	
<b>SITE WALLS (NOT RETAINING WALLS)</b>	
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Playground Wall, Playground Entrance
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Playground Wall
Violations	No violations recorded.
<b>STAIRS/RAMPS: EXTERIOR</b>	
	Does not Exist
<b>ARTWORK</b>	
	Inspected
Instance	Interior - Front Entrance Vestibule - 60000
Instance Photo	
	Front Entrance Vestibule
Instance ID	60000
Artwork exist at stated location?	Yes