

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q313

Asset: THE WALTER MCCAFFREY CAMPUS - QUEENS, 45-45 42ND STREET, New York, 11104

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q313	Architectural - Senior	2023-10-10 7:30 AM	2024-06-17 9:40 AM
AA : Q313	Architectural - Associate	2023-10-10 7:40 AM	2024-01-03 3:59 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	78,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+B+PH
Comments on the Number of Classrooms	27
Comments on the Year Built	2014
Student Population	462
Staff Population	100
Weather	Fair
Principal(s) Information	

Principal Name	Brooke Barr
Organization	The Walter McCaffrey Campus - 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 comments: 1. The building's chiller is defective. 2. The BMS is not functioning. 3. There are deteriorated floor tiles throughout main corridors on all floors presenting a hazard. 4. There are leaks in the vestibule to 5th floor play yard with rainwater entering building 5. There is damaged safety padding on metal fencing on 5th floor play yard. 6. There is deteriorated padding on 2nd floor play yard. 7. Inadequate drainage makes the 2nd Floor space unusable for days after rain.
Custodian	Abelardo DaSilva
Fireman	Anthony Pacheco



42nd Street - Northeast View

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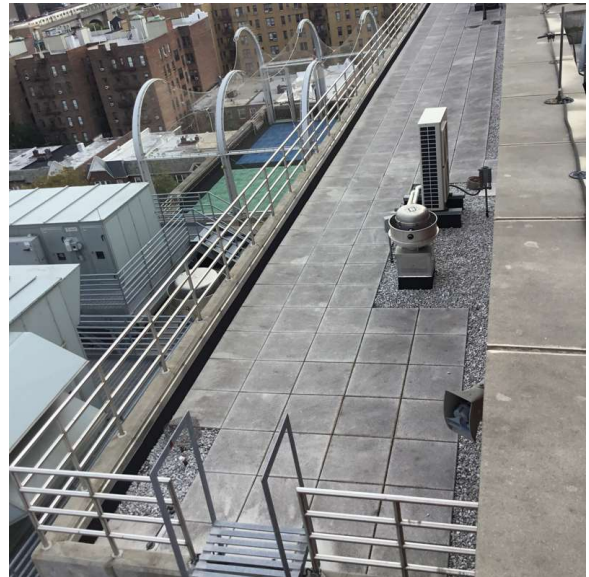
Q313

Main Entrance Photo



Facade A - 42nd Street

Roof Photo



Roof 2 - East View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Limited Roofing repairs (Roof 3), Exterior Wall waterproofing (Facade F), Parapet repairs

Year: 2023

Systems: Exterior Doors - repairs

Year: 2022

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	Tripping Hazard	Severely heaving floor is a potential tripping hazard.	INTERIOR GYMNASIUM Floor Finish	Entrance adjacent to stage	Anthony Pacheco	Fireman
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Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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No condition recorded

Programmatic Accessibility

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

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Fire 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	No	No				
Interior Corridors and Lobbies			Yes			
Interior Elevators	Yes		Yes			
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	Yes		Yes			

Rooms & Spaces

Art Rooms	Room 203	Yes		Yes		
Auditorium		No				
Cafeteria	1st Floor	Yes		Yes	FM System	Yes
Classrooms	2nd-5th Floors	Yes		Yes		
Computer Rooms		No				
Gymnasium	Basement	Yes		Yes	FM System	Yes
Library	Room 503	Yes		Yes		
Main Office	Room 111	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 115A	Yes		Yes		
Pool		No				

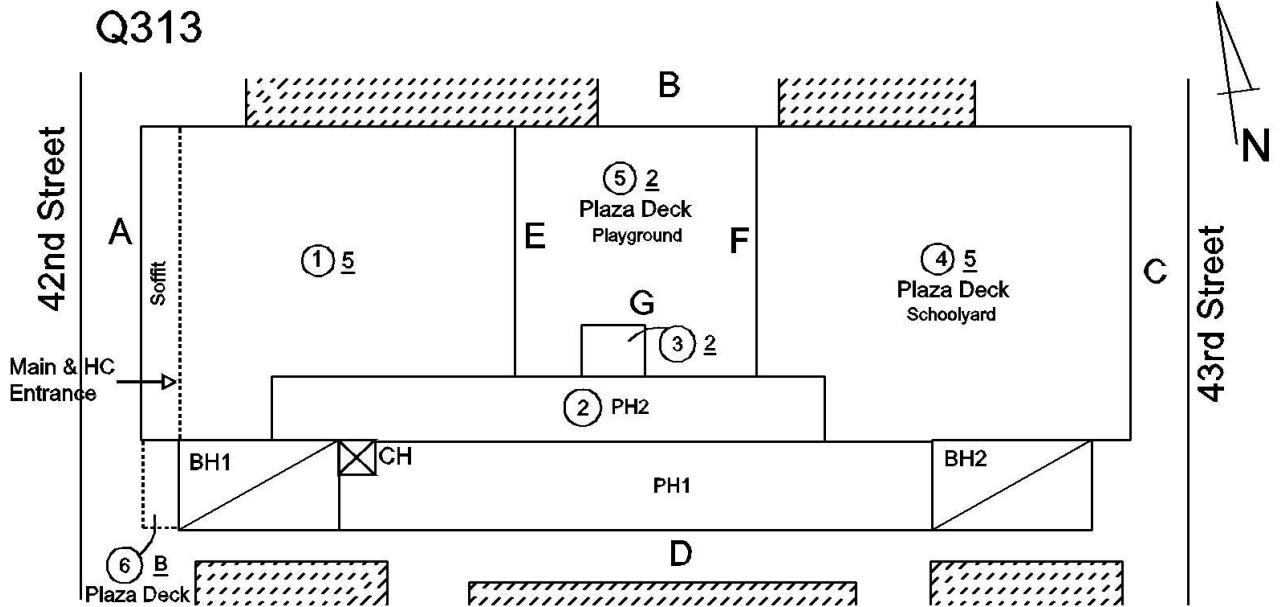
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Science Lab	Room 502	Yes	Yes			
Toilet Rooms (Boys)	Basement, 1st-5th Floors	Yes	Yes			
Toilet Rooms (Girls)	Basement, 1st-5th Floors	Yes	Yes			
Toilet Rooms (Staff)	Basement, 1st-5th Floors	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
Material Type(s)	Masonry
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	3 - Fair
Deficiency	CAST STONE: CRACKED/BROKEN PIECES

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Question

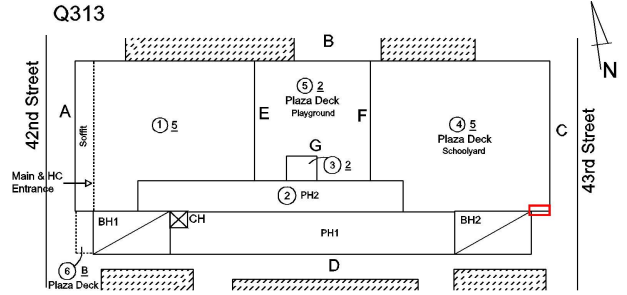
Response

EXTERIOR

COPING

Roof Plan reference

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Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 4

Violations

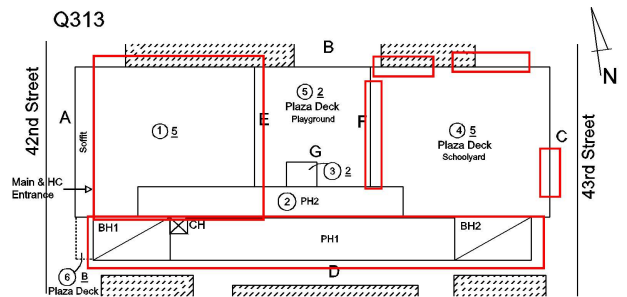
No violations recorded.

Deficiency

CAST STONE: DETERIORATED TRANSVERSE JOINTS

Roof Plan reference

Q313



Deficiency Quantity

200

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



BH2

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Question	Response
EXTERIOR	
COPING	Inspected
Violations	No violations recorded.
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Roof Plan reference	<p align="center">Q313</p> <p align="center">3 EACH MAINTENANCE PRIORITY 3 LEVEL 2</p> <p align="center">Facade A No violations recorded.</p>
Deficiency Quantity	
Quantity Uom	
Potential Action	
Urgency of Action	
Purpose of Action	
Deficiency Photo1	
Violations	No violations recorded.
DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	3 - Fair
Deficiency	METAL: BROKEN GLASS

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Question

Response

EXTERIOR

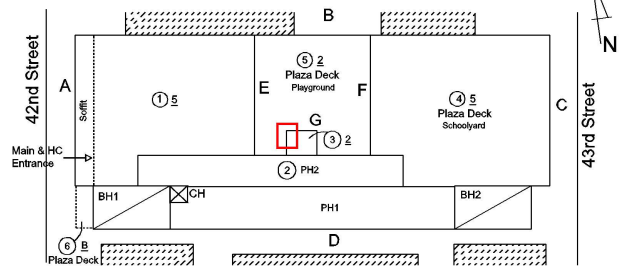
DOORS

Inspected

TRANSOM/SIDE LIGHT

Roof Plan reference

Q313



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

MAINTENANCE

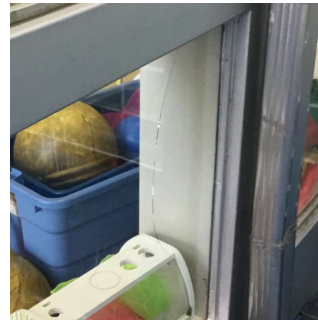
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade G

Violations

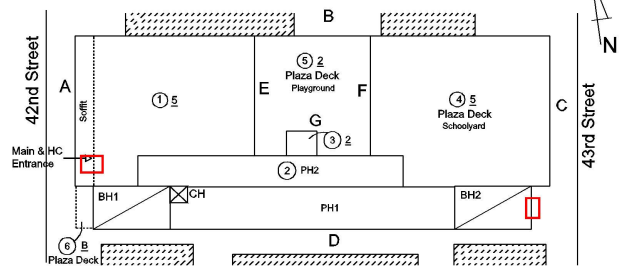
No violations recorded.

Deficiency

METAL: DENTED, MAJOR RUSTING

Roof Plan reference

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Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPLACE

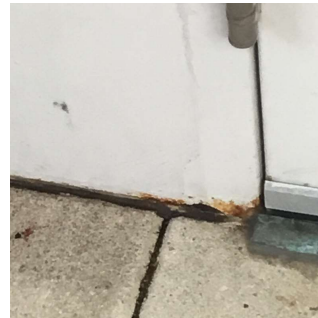
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

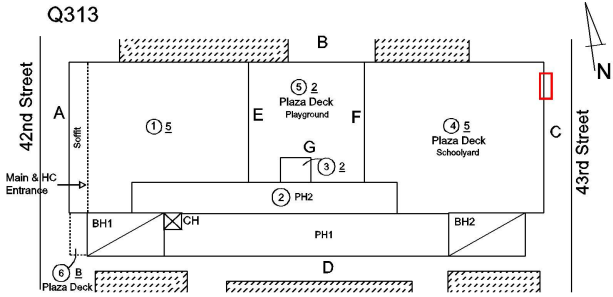


Deficiency Photo1



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Question	Response
EXTERIOR	
DOORS	Inspected
TRANSOM/SIDE LIGHT	
Violations	Facade A No violations recorded.
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry, Steel
Replacement Quantity	45,000
Replacement Uom	S.F.
Instance on All Facades except Facade G	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	42,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: DETERIORATED MASONRY SILLS - MINOR
Roof Plan reference	<p align="center">Q313</p> 
Elevation	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
Deficiency	BRICK: EFFLORESCENCE

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Question

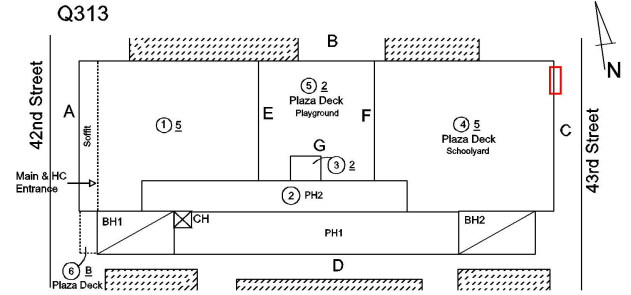
Response

EXTERIOR

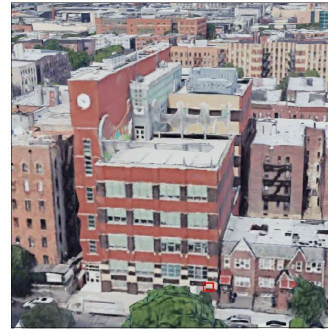
EXTERIOR WALLS

Roof Plan reference

Inspected



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 1

Deficiency Photo1



Facade C

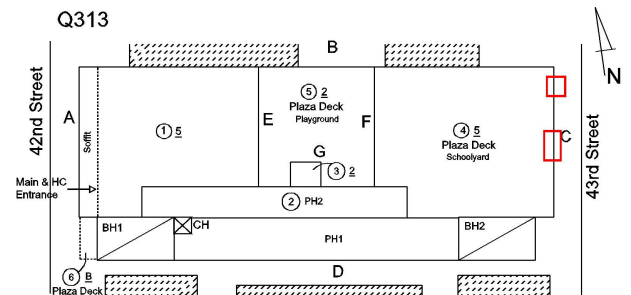
No violations recorded.

Violations

Deficiency

BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference



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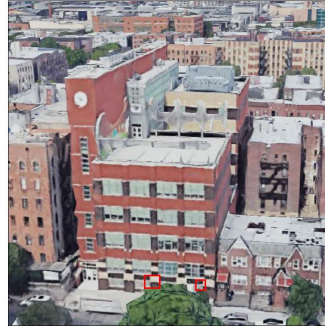
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

RESTITCH

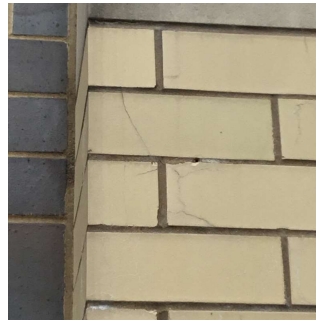
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

Instance on Facade G

Inspected

Instance Condition

5 - Poor

Instance Quantity

3,000

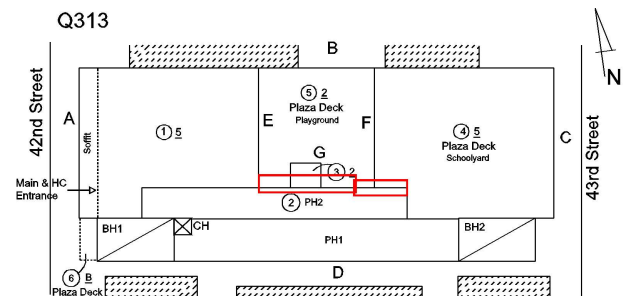
Instance Quantity Uom

S.F.

Deficiency

GLASS BLOCK: WATER INFILTRATION IN INSTRUCTIONAL SPACE

Roof Plan reference



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Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

2,000

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade G - 5th Floor Corridor near Elevator (Facade G - 4th, 3rd, and 2nd Floor Corridors near Elevator

Violations

No violations recorded.

EXTERIOR SOFFITS

Inspected

Condition

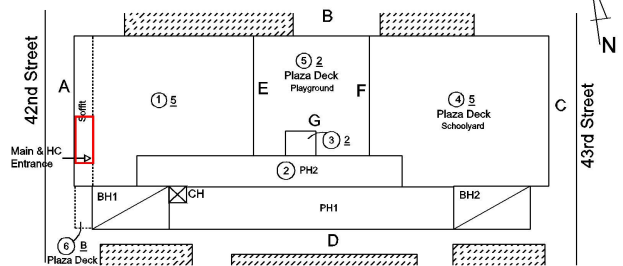
2 - Between Good and Fair

Deficiency

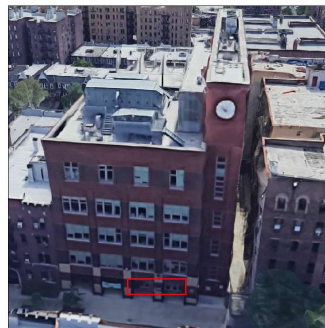
STUCCO/PLASTER: MINOR CRACKS/SPALLING

Roof Plan reference

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Elevation



Deficiency Quantity

30

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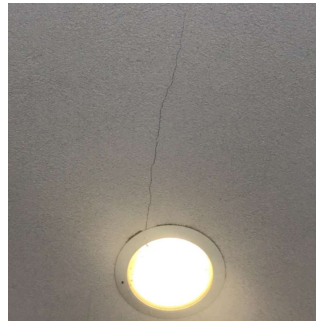
Q313

Question	Response
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EXTERIOR

EXTERIOR SOFFITS

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



Facade A

Violations No violations recorded.

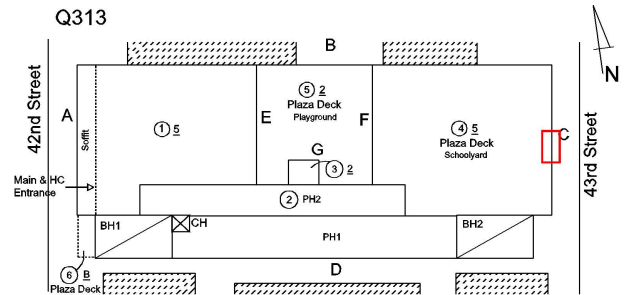
LOADING DOCK	Does not Exist
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LOUVER	Inspected
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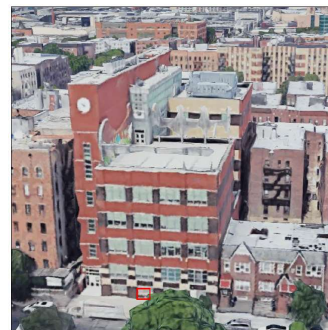
Condition	3 - Fair
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Deficiency	BROKEN/ DENTED BLADES
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Roof Plan reference



Elevation


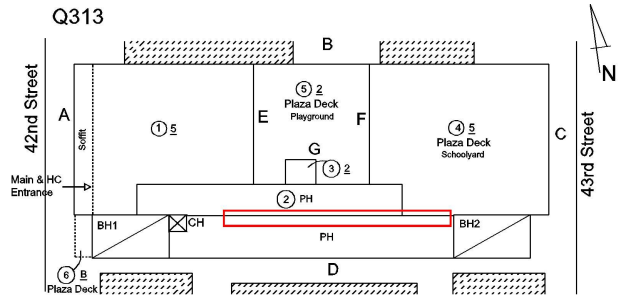



Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
LOUVER	
Deficiency Photo1	
Violations	Facade C No violations recorded.
PARAPETS	Inspected
Material Type(s)	Concrete, Masonry
Replacement Quantity	3,000
Replacement Uom	C.F.
Instance on All Roofs	Inspected
Instance Condition	3 - Fair
Instance Quantity	3,000
Instance Quantity Uom	C.F.
Deficiency	BRICK: EFFLORESCENCE
Roof Plan reference	<p align="center">Q313</p> 
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	
Violations	PH No violations recorded.
Deficiency	CONCRETE: MINOR CRACKS, SPALLING

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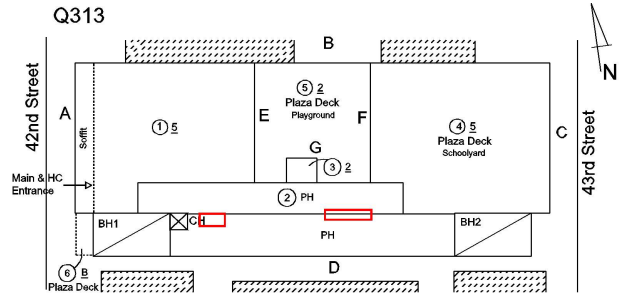
Question

Response

EXTERIOR

PARAPETS

Roof Plan reference



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

50
S.F.
REPAIR
PRIORITY 3
LEVEL 2



PH
No violations recorded.

Violations

PLAZA DECK

Inspected

Instance on Pavers: Roof 4

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

4,800

Instance Quantity Uom

S.F.

Installation Year

2014

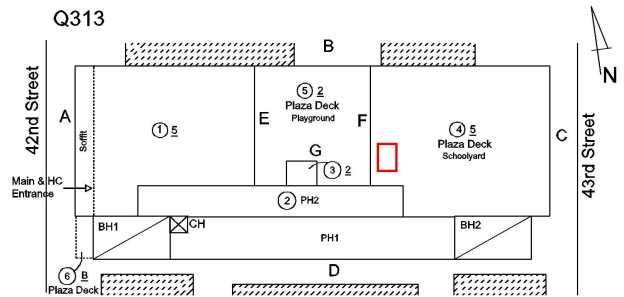
Source of Installation

Custodial Staff

Deficiency

PAVERS: MAJOR ACTIVE PLAZA DECK LEAKS IN INSTRUCTIONAL SPACE

Roof Plan reference



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

100
S.F.
REPLACE
PRIORITY 5
LEVEL 2

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Question	Response
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EXTERIOR

PLAZA DECK

Deficiency Photo1



Roof 4 - Room 406

No violations recorded.

Violations

Instance on Pavers: Roofs 5, 6	Inspected
Instance Condition	1 - Good
Instance Quantity	3,500
Instance Quantity Uom	S.F.
Installation Year	2014
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

ROOF

Inspected

Roofing

Inspected

Replacement Quantity	6,000
Replacement Uom	S.F.

ROOF HATCH/SMOKE HATCH

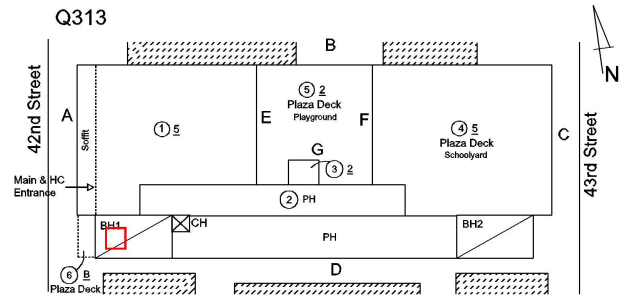
Inspected

Condition	5 - Poor
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Deficiency

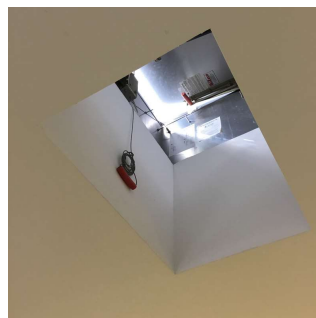
INOPERABLE

Roof Plan reference



1
EACH
REPLACE
PRIORITY 4
LEVEL 2

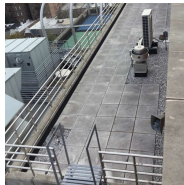
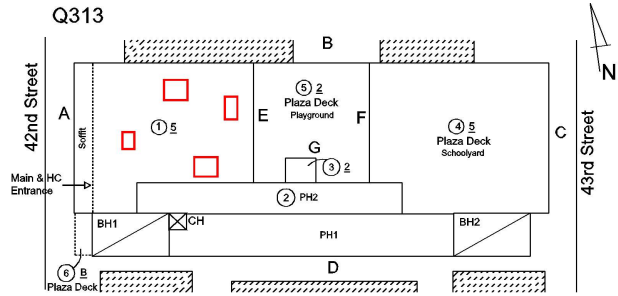
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1



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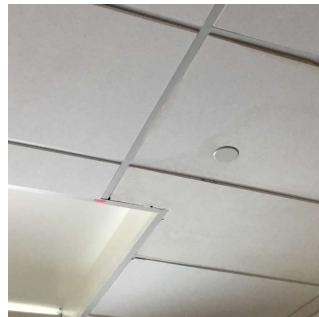
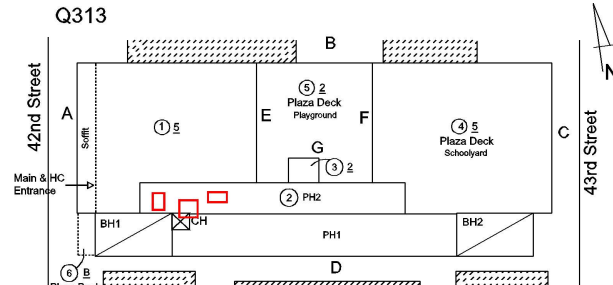

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOF HATCH/SMOKE HATCH	Inspected
	BH1
Violations	No violations recorded.
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOFING	Inspected
Instance on IRMA: Roofs 1, 2	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 1
Instance Quantity	5,900
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	2014
Source of Installation	Custodial Staff
Deficiency	IRMA: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	<p>Q313</p> 
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
<p>Deficiency Photo1</p>	 <p>Roof 1 - Room 503 (Roof 1 - Corridor near Room 502, Room 502 similar)</p>
<p>Violations</p>	<p>No violations recorded.</p>
<p>Deficiency</p>	<p>IRMA: ROOFING: MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE</p>
<p>Roof Plan reference</p>	
<p>Deficiency Quantity</p> <p>Quantity Uom</p> <p>Potential Action</p> <p>Urgency of Action</p> <p>Purpose of Action</p>	<p>300</p> <p>S.F.</p> <p>REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL</p> <p>PRIORITY 5</p> <p>LEVEL 2</p>
<p>Deficiency Photo1</p>	 <p>Roof 2 - Fuel Tank Room (Roof 2 - Room 606, PH Corridor similar)</p>
<p>Violations</p>	<p>No violations recorded.</p>
<p>Instance on Modified Bitumen: Roof 3</p>	<p>Inspected</p>
<p>Instance Condition</p>	<p>2 - Between Good and Fair</p>

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Question	Response
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EXTERIOR

ROOF

Roofing

ROOFING

Instance Photo



Roof 3

Instance Quantity

100

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 3

Do solar panels exist on these roofs?

No

Is/Are the roof(s) suitable for Solar Panel installation?

No

Installation Year

2014

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

ROOFING DRAINS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

Specialties

Inspected

BULKHEAD/PENTHOUSE

Inspected

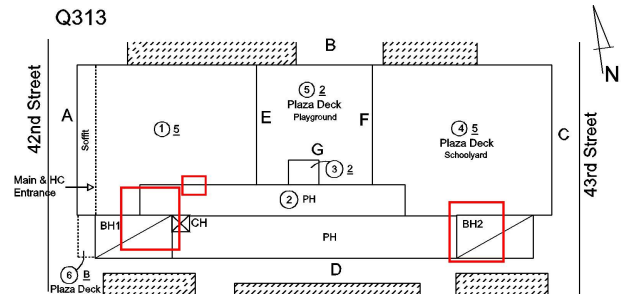
Condition

4 - Between Fair and Poor

Deficiency

BULKHEAD/PENTHOUSE WALLS/INTERIOR: CMU
CRACKS/SPALLING

Roof Plan reference



80

Deficiency Quantity

S.F.

Quantity Uom

REPLACE

Potential Action

PRIORITY 4

Urgency of Action

LEVEL 2

Purpose of Action

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Question

Response

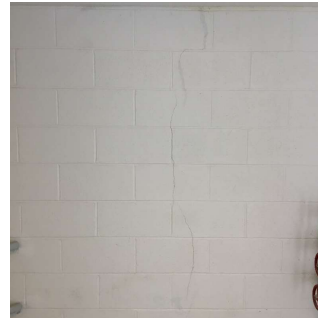
EXTERIOR

ROOF

Specialties

BULKHEAD/PENTHOUSE

Deficiency Photo1



BH1 (BH2, PH)

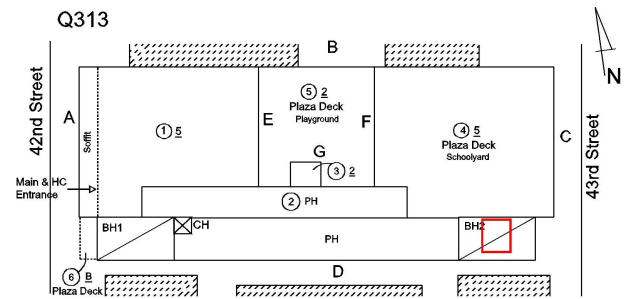
Violations

No violations recorded.

Deficiency

BULKHEAD/PENTHOUSE ROOF: MAJOR LEAKAGE

Roof Plan reference



Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair B at 6th Floor

Violations

No violations recorded.

Deficiency

**BULKHEAD/PENTHOUSE CEILING: GYPSUM BOARD
DAMAGED/DETERIORATED**

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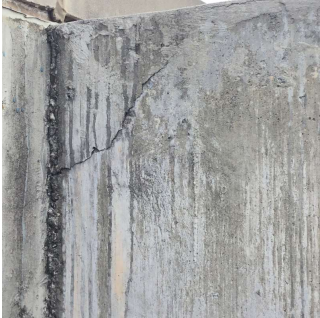

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Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	
Roof Plan reference	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	BH2 No violations 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	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	5,500
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades except D and G	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	5,500
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Are these windows insulated	Yes
Installation Year	2014
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE COLUMNS/BEAMS: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	PH
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
PH	PH
Violations	No violations recorded.
FLOOR STRUCTURE	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Room C020 (Water Main Room similar)

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Violations	No violations recorded.
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	4th Floor
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Room 413 No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Water Main Room No violations recorded.
Deficiency	CONCRETE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Electrical Panel Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Electrical Panel Room No violations recorded.
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
VAULTS-BUNKERS	
Condition	No deficiencies recorded
AUDITORIUM	
Condition	Does not Exist
CAFETERIA	
Instance on 1st Floor	Does not Exist
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Center, Exit Stair B/1, Room 105, Serving Area.
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Exit Stair B/1 No violations recorded.
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Does not Exist

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Question	Response
INTERIOR	
CAFETERIA	
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	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Near Exit Stair B/1
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Exit Stair B/1
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
	Inspected
Ceiling	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 406, 5th, 4th, 3rd, and 2nd Floor Corridors near Elevator
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question

Response

INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Ceiling

Deficiency Photo1



Room 406

Violations

No violations recorded.

Deficiency

ACOUSTIC TILES: DAMAGED/MISSING

Deficiency Location/Instance

Room 115A, 502, Corridor near Elevator A/5, Room 102, 505, and others.

Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 115A

Violations

No violations recorded.

Deficiency

ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK

Deficiency Location/Instance

Room 502, Corridor near Elevator A/5, Room 502

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Corridor near Elevator A/5

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Violations	No violations recorded.
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms 201, 203, 309, 410, Vestibule Plaza Deck - 5th Floor, and others.
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Vestibule Plaza Deck - 5th Floor No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Main Entrance, Corridor near Room 115A, Stair A/1
Deficiency Quantity	40
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.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room C027
Deficiency Quantity	20
Quantity Uom	S.F.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room C027
Violations	No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 303, 502, Corridor near Elevator A/3, Corridor near Rooms 213, 416, and others.
Deficiency Quantity	800
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Elevator A/3
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Corridor near Room 204
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
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo1	
Violations	Corridor near Room 204 No violations recorded.
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Rooms 409, 413, 502, Corridor near Room 116, 204, 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	Room 502 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Wall right Side (opposite doors)
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
GYMNASIUM	
Ceiling	
Deficiency Photo1	
Violations	Near Wall right Side (opposite doors) No violations recorded.
Door(s)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	WOOD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Drinking Fountain
Deficiency Quantity	40
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.
Deficiency	WOOD: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance close to stage
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
INTERIOR	
GYMNASIUM	
Floor Finish	
Deficiency Photo1	
Violations	Near Entrance close to stage No violations recorded.
Seating	
Instance on Basement	Does not Exist
Sliding-folding Partition	
Instance on Basement	Does not Exist
Stage	
Instance on Basement	Inspected
Stage	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED FASCIA
Deficiency Location/Instance	Near Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Center No violations recorded.
Stage Curtain Rigging	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtains	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

Walls

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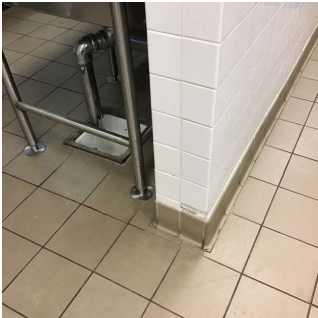

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Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	WALL PADDING: DETERIORATED
Deficiency Location/Instance	Near Entrance Close to stage
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Entrance Close to stage No violations recorded.
Window Curtains/Shades/Blinds	
Instance on Basement	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
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	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
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Near Sink

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Question	Response
INTERIOR	
KITCHEN	
Walls	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Sink No violations recorded.
LIBRARY	Inspected
Instance on Room 503	Inspected
Built-in Furnishing	
Instance on Room 503	Does not Exist
Ceiling	
Instance on Room 503	Inspected
Condition	3 - Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Near Windows Right Side, Center
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Windows Right Side No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Near Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
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INTERIOR

LIBRARY

Ceiling

Purpose of Action
Deficiency Photo1

LEVEL 2



Near Center

Violations

No violations recorded.

Door(s)

Instance on Room 503

Inspected

Condition

3 - Fair

Deficiency

WOOD: DETERIORATED DOOR

Deficiency Location/Instance

Entrance Right Side

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

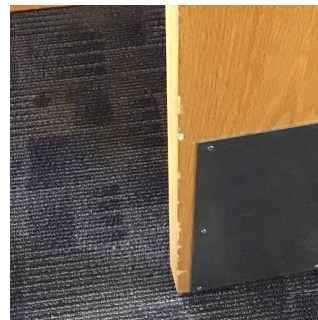
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Entrance Right Side

Violations

No violations recorded.

Floor Finish

Instance on Room 503

Inspected

Condition

2 - Between Good and Fair

Deficiency

CARPET: WORN/DETERIORATED

Deficiency Location/Instance

Near Room 503A

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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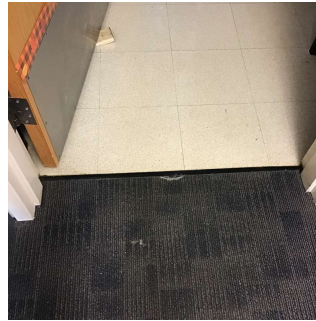
Question	Response
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INTERIOR

LIBRARY

Floor Finish

Deficiency Photo1



Near Room 503A

Violations

No violations recorded.

Walls

Instance on Room 503

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

LOCKER ROOM

Does not Exist

MULTI-PURPOSE ROOM

Does not Exist

SCIENCE DEMO ROOM

Does not Exist

SCIENCE LAB

Inspected

Instance on Room 502

Inspected

Alternative use

No

Fixed Equipment

Instance on Room 502

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

SCIENCE PREP ROOM

Does not Exist

SHOWER ROOM

Does not Exist

STAIRS/RAMPS: INTERIOR

Inspected

Do Letter Stair Signs Exist?

Partially

Ceiling

Inspected

Condition

2 - Between Good and Fair

Deficiency

GYPSUM BOARD: DAMAGED/DETERIORATED

Deficiency Location/Instance

Stairs A/3,5, B/1,2, C/C, and others.

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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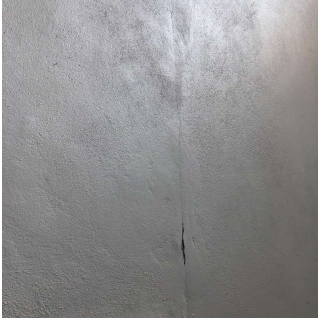
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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Ceiling	Inspected
	Stair C/C
Violations	No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Stairs A/Basement , C/Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Stair C/Cellar
Violations	No violations recorded.
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Stair B/Basement, 5
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	
STAIRS/RAMPS: INTERIOR	
Walls	
Deficiency Photo1	
Violations	Stair B/5 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stair C/Basement , 1
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair C/Cellar No violations recorded.
TOILET ROOMS - STAFF	
	Inspected
Ceiling	Inspected
Condition	4 - Between Fair and Poor
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms C027, C028, 506
Deficiency Quantity	50
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	
Ceiling	Inspected
Deficiency Photo1	
Violations	Room C027 No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Room 506
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 506 No violations recorded.
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	3 - Fair
Deficiency	GYP SUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms C023, 304A, 417, 504, 505, and others.
Deficiency Quantity	150
Quantity Uom	S.F.

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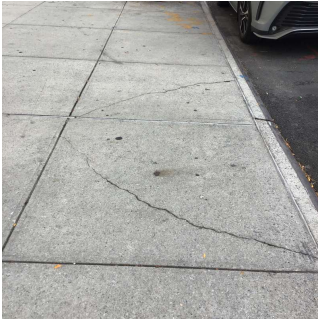
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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Ceiling	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 505
Violations	No violations recorded.
Door(s)	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 202A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 202A
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	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Inspected

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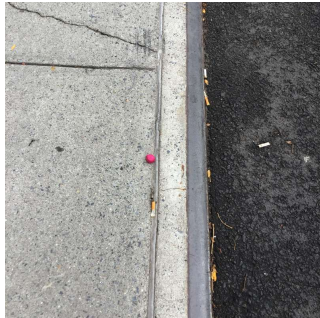
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Question	Response
SITE	
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Does not Exist
Drainage System for Concrete	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Does not Exist
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	42nd Street, 43rd Street
Deficiency Quantity	275
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	43rd Street No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	43rd Street
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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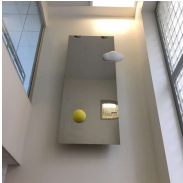
Q313

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
	43rd Street
Violations	No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Inspected
Instance on 2nd Floor - Plaza Deck	Inspected
Instance on 5th Floor - Plaza Deck	Inspected
Benches	
Instance on 2nd Floor - Plaza Deck	Does not Exist
Instance on 5th Floor - Plaza Deck	Does not Exist
Fence	
Instance on 2nd Floor - Plaza Deck	Does not Exist
Instance on 5th Floor - Plaza Deck	Does not Exist
Pavement	
Instance on 2nd Floor - Plaza Deck	Does not Exist
Instance on 5th Floor - Plaza Deck	Does not Exist
Play Equipment	
Instance on 2nd Floor - Plaza Deck	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 5th Floor - Plaza Deck	Does not Exist
Safety Surfacing	
Instance on 5th Floor - Plaza Deck	Inspected
Condition	2 - Between Good and Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Near Entrance Left Side
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
SITE	
PLAYGROUNDS	
Safety Surfacing	
Deficiency Photo1	
Violations	Near Entrance Left Side No violations recorded.
Unpaved Area	
Instance on 2nd Floor - Plaza Deck	Does not Exist
Instance on 5th Floor - Plaza Deck	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Inspected
Instance	Interior - 2nd/3rd Floor Double Height Alcove - 60077
Instance Photo	
	2nd/3rd Floor Double Height Alcove
Instance ID	60077
Artwork exist at stated location?	Yes