

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

Asset: P.S. 14 ANNEX - QUEENS, 89-11 43RD AVENUE, New York, 11373

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q322	Architectural - Senior	2024-03-21 7:58 AM	2024-04-03 10:09 AM
AA : Q322	Architectural - Associate	2024-03-21 10:23 AM	2024-04-02 4:33 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	17,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	3+B+PH
Comments on the Number of Classrooms	12
Comments on the Year Built	1956
Student Population	66
Staff Population	56
Weather	Fair
Principal(s) Information	
Principal Name	Annette Beale
Organization	P.S. 277 The Riverview School - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Custodian	Was not present
Fireman	Wilmer Romero
Facade Photo	



Corner of Ithaca Street and 43rd Avenue - West View

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

Architectural Inspection

Q322

Main Entrance Photo



Facade A - Ithaca Street

Roof Photo



Roof 1 - Northeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Roofing, Windows - repairs

Year: 2022

Systems: Parapets - repairs

Year: 2019

Systems: Exterior Doors - repairs

Year: 2015

Systems: Roofing, Exterior Guards, Windows - replacement

Year: 2009

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2009

Inspection

Full Inspection

Priority Condition

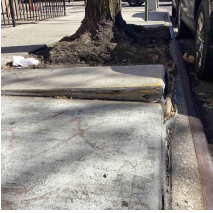
Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
-------------------------------------	-------------------	-----------------------	--------------------	----------------------	--------------------	-----------------	------------

NYC Department of Education

Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

No	Tripping Hazard	Severely heaving concrete DOT sidewalk is a potential tripping hazard.	SITE PAVING DOT Sidewalk Concrete	43rd Avenue	Wilmer Romero	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?	No

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

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	Yes				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			No	Change in Elevation		
Interior Elevators	Yes		Yes			
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

Art Rooms		No				
Auditorium		No				
Cafeteria	Basement	Yes	No	Not on Accessible Route	No	Yes
Classrooms	None on Accessible Route	Yes	No	Not on Accessible Route		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 113	Yes	No	Not on Accessible Route		
Multi-purpose Room		No				
Nurse's Room	Room 115	Yes	No	Not on Accessible Route		

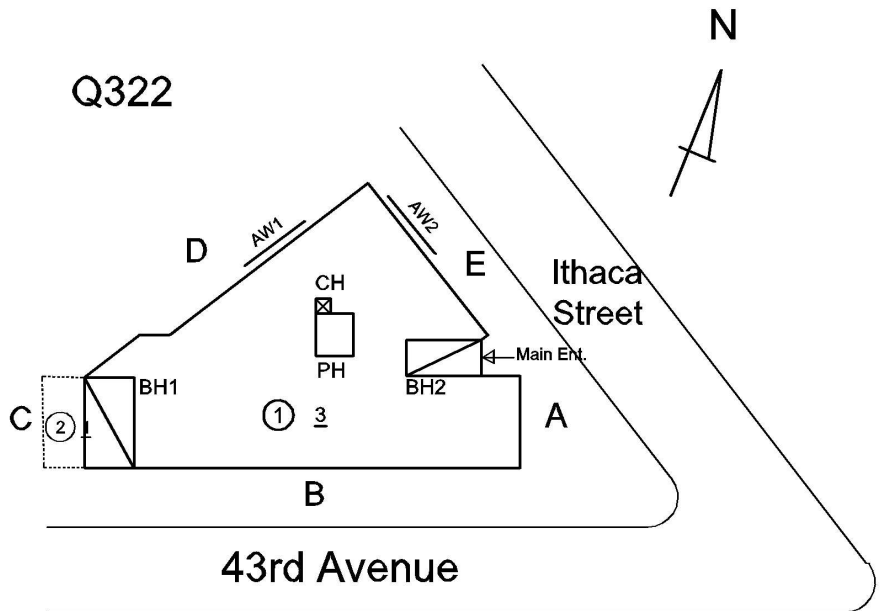
NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

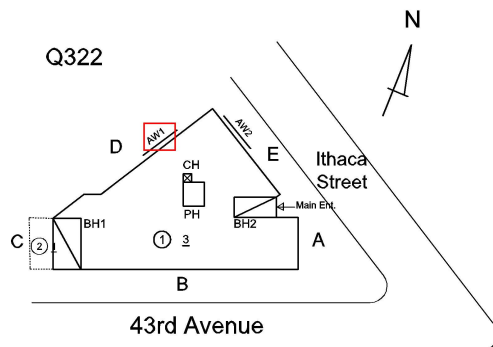
Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Pool	No					
Science Lab	No					
Toilet Rooms (Boys)	None on Accessible Route	Yes	No	Not on Accessible Route		
Toilet Rooms (Girls)	None on Accessible Route	Yes	No	Not on Accessible Route		
Toilet Rooms (Staff)	None on Accessible Route	Yes	No	Not on Accessible Route		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1, AW2	Inspected
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	AREAWAY STAIRS: DETERIORATED TREADS/RISERS/NOSINGS
Roof Plan reference	



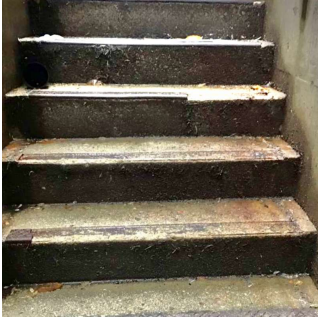
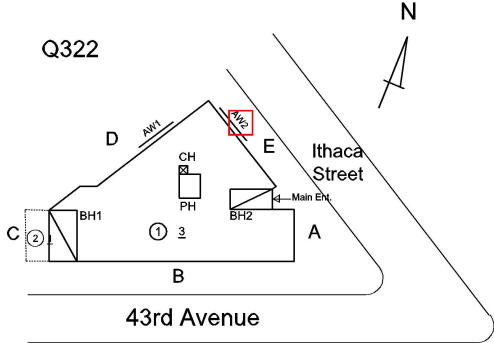

Deficiency Quantity

15

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

Architectural Inspection

Q322

Question	Response
EXTERIOR	
AREAWAY	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	AW1 No violations recorded.
Deficiency	AREAWAY WALLS: CRACKS AND SPALLING
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	AW2 No violations recorded.
AWNINGS AND CANOPIES	
Condition	Inspected
Deficiency	2 - Between Good and Fair No deficiencies recorded
CHIMNEY	
Material Type(s)	Inspected Masonry
Condition	3 - Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

Question

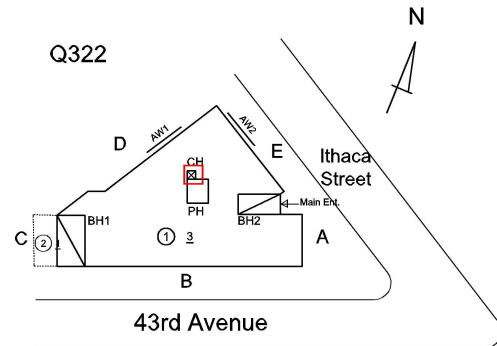
Response

EXTERIOR

CHIMNEY

Deficiency
 Roof Plan reference

BRICK: DETERIORATED JOINTS



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

80
 S.F.
 REPOINT
 PRIORITY 3
 LEVEL 2

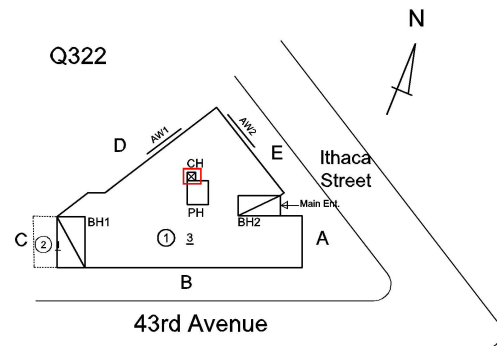


CH
 No violations recorded.

Violations

Deficiency
 Roof Plan reference

BRICK: DETERIORATED JOINTS



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

10
 S.F.
 REPOINT
 PRIORITY 4
 LEVEL 2

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

Architectural Inspection

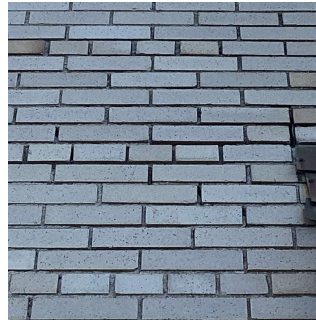
Q322

Question	Response
----------	----------

EXTERIOR

CHIMNEY

Deficiency Photo1



CH

No violations recorded.

Violations

COPING

Inspected

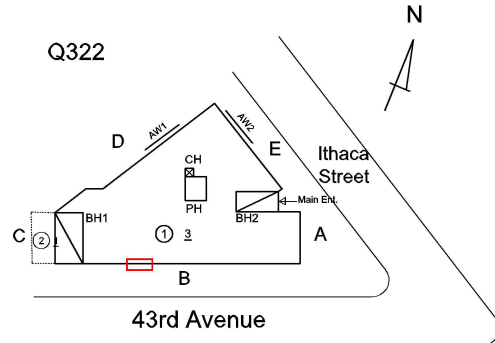
Condition

2 - Between Good and Fair

Deficiency

CAST STONE: DETERIORATED BED JOINT

Roof Plan reference



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPOINT

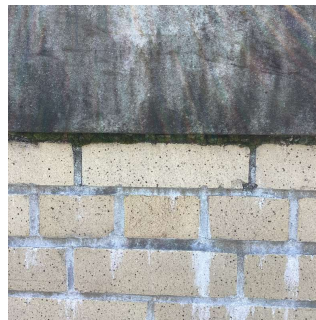
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

No violations recorded.

Violations

Deficiency

CAST STONE: DETERIORATED TRANSVERSE JOINTS

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

Architectural Inspection

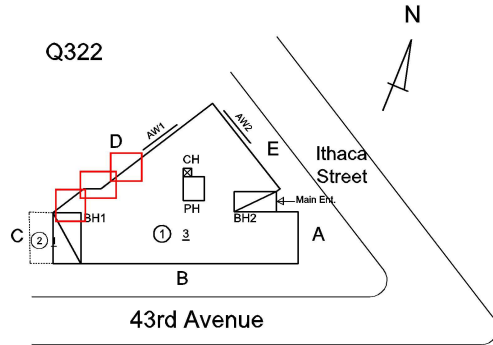
Q322

Question **Response**

EXTERIOR

COPING

Roof Plan reference



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

30
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2
No photo recorded
No violations recorded.

CORNICE

Does not Exist

DOORS

Inspected

DOORS AND FRAMES

Inspected

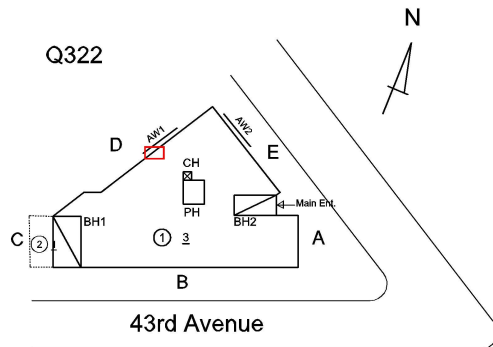
Condition

4 - Between Fair and Poor

Deficiency

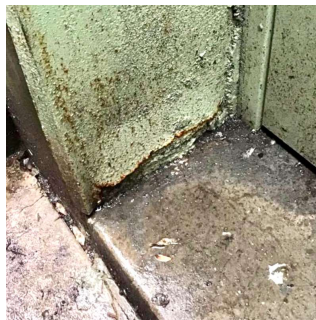
METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



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

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



Facade D

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

Question	Response
----------	----------

EXTERIOR

DOORS

DOORS AND FRAMES

Inspected

Violations

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

Replacement Quantity

8,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

8,000

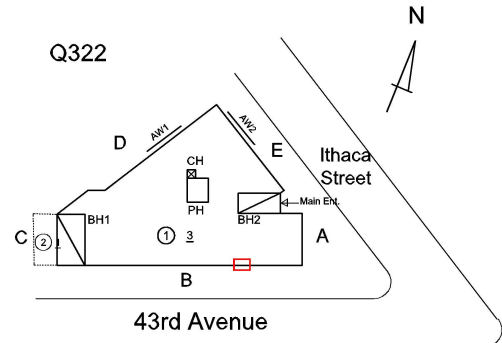
Instance Quantity Uom

S.F.

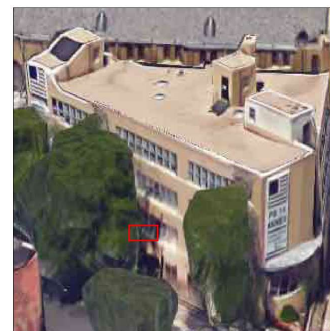
Deficiency

BRICK: DETERIORATED MASONRY SILLS - MINOR

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

Architectural Inspection

Q322

Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo1



Facade B

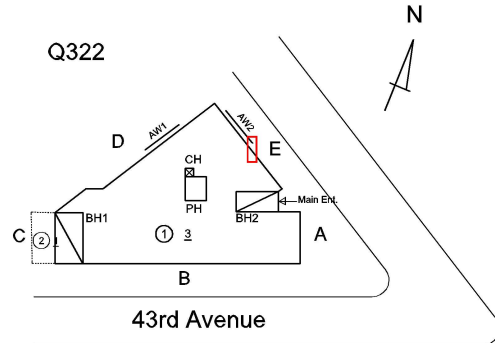
No violations recorded.

Violations

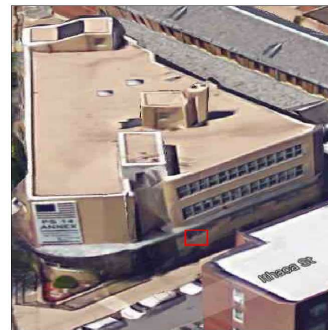
Deficiency

BRICK: DETERIORATED MASONRY SILLS - MAJOR

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REMOVE AND REPLACE

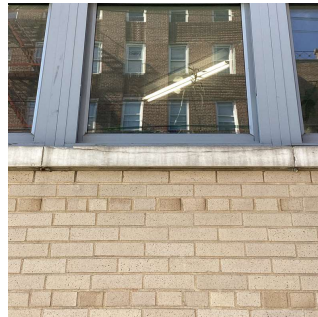
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

No violations recorded.

Violations

Deficiency

BRICK: MINOR CRACKS AND SPALLING

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

Architectural Inspection

Q322

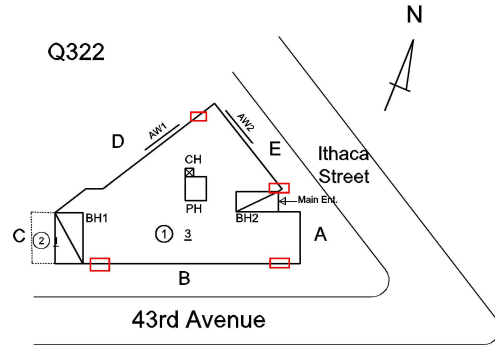
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

RESTITCH

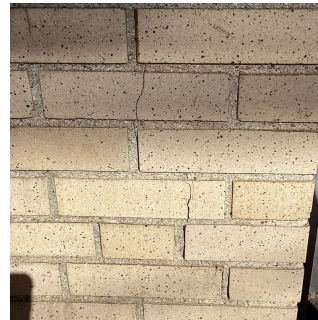
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

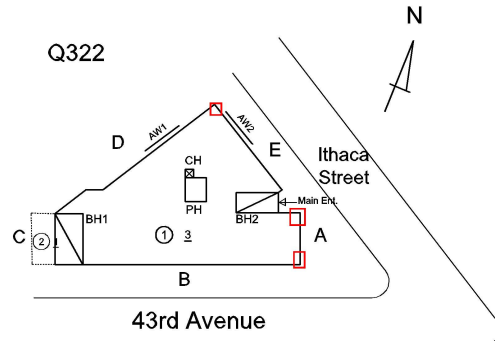
No violations recorded.

Violations

Deficiency

BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

Roof Plan reference



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

Architectural Inspection

Q322

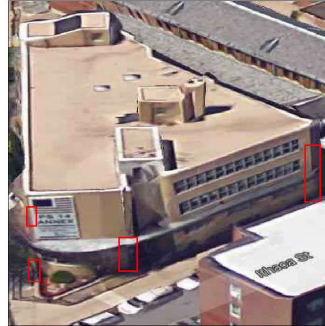
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

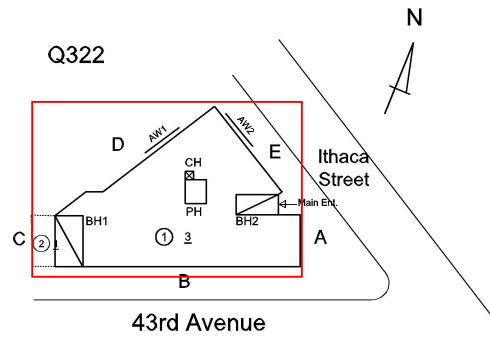
No violations recorded.

Violations

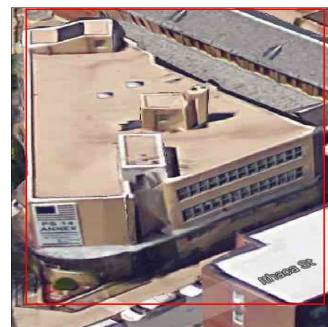
Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Elevation



Deficiency Quantity

800

Quantity Uom

S.F.

Potential Action

REPOINT

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

Architectural Inspection

Q322

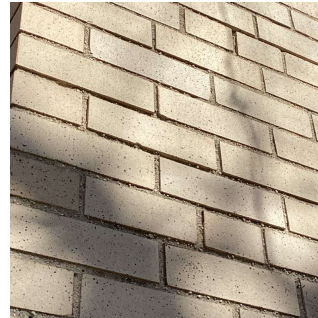
Question

Response

**EXTERIOR
EXTERIOR WALLS**

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 3
LEVEL 2



Facade B

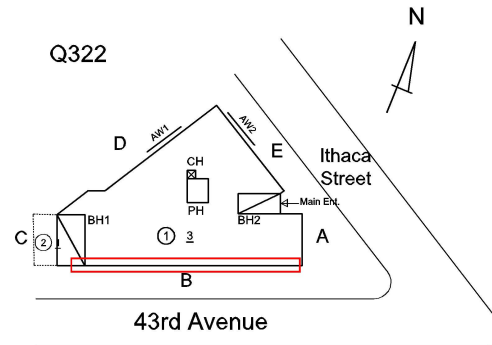
Violations

No violations recorded.

Deficiency

STONE: DETERIORATED JOINTS

Roof Plan reference

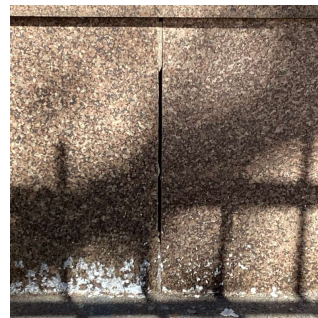


Elevation



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

80
L.F.
REPOINT
PRIORITY 4
LEVEL 2



Facade B

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

Architectural Inspection

Q322

Question

Response

EXTERIOR

EXTERIOR WALLS

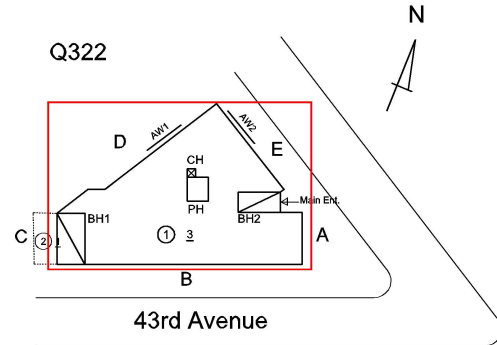
Violations

No violations recorded.

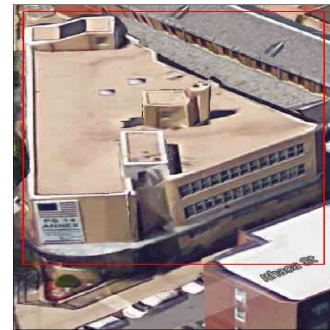
Deficiency

BRICK: MASONRY SILLS - DETERIORATED JOINTS

Roof Plan reference



Elevation



Deficiency Quantity

100

Quantity Uom

L.F.

Potential Action

REPOINT

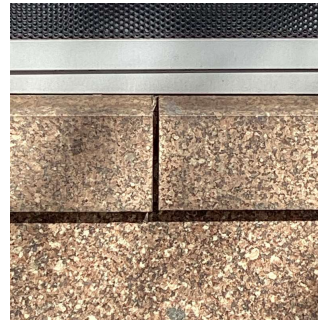
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

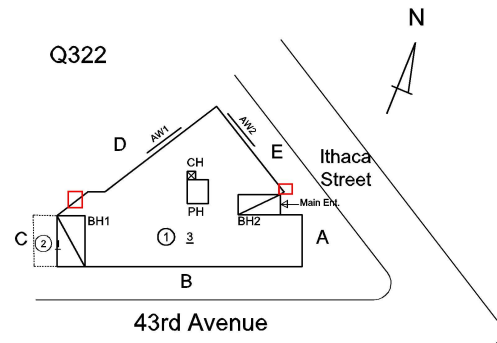
Violations

No violations recorded.

Deficiency

BRICK: MAJOR / THRU CRACKS

Roof Plan reference



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

Architectural Inspection

Q322

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	
Violations	Facade E No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,500
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1,500
Instance Quantity Uom	C.F.
Deficiency	BRICK: DETERIORATED JOINTS

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

Architectural Inspection

Q322

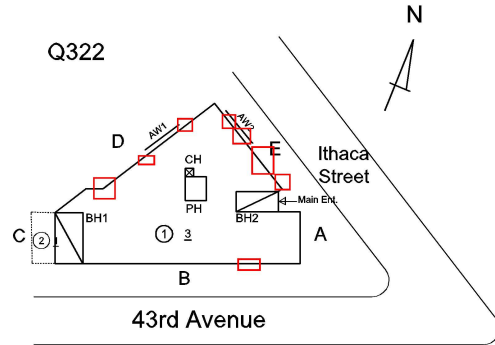
Question

Response

EXTERIOR

PARAPETS

Roof Plan reference



Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

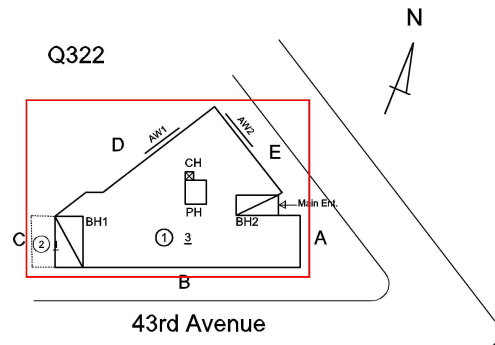
Violations

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

Architectural Inspection

Q322

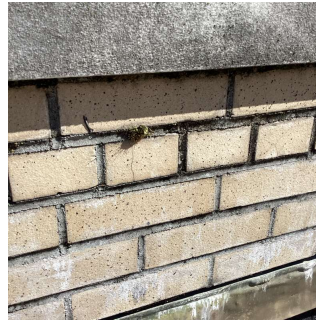
Question

Response

EXTERIOR

PARAPETS

Deficiency Photo1



Roof 1

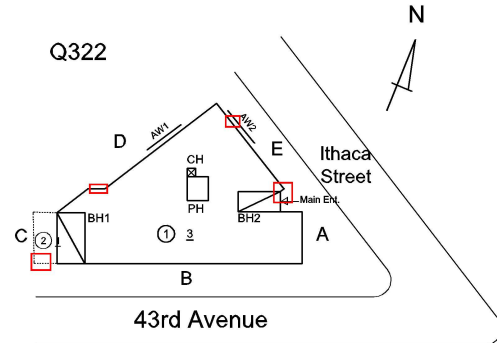
No violations recorded.

Violations

Deficiency

BRICK: MINOR CRACKS, SPALLING

Roof Plan reference



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

No violations recorded.

Violations

Deficiency

BRICK: EFFLORESCENCE

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

Architectural Inspection

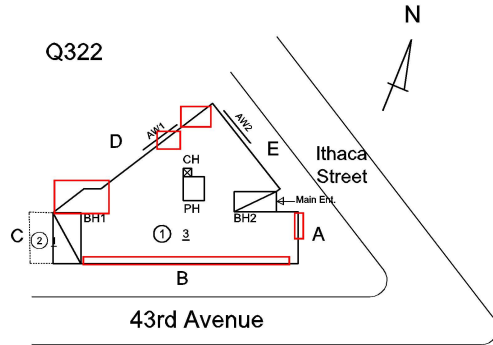
Q322

Question	Response
----------	----------

EXTERIOR

PARAPETS

Roof Plan reference



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

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

PLAZA DECK

Inspected

Instance on Pavers: Roof 2

Inspected

Instance Condition

5 - Poor

Instance Quantity

100

Instance Quantity Uom

S.F.

Installation Year

1956

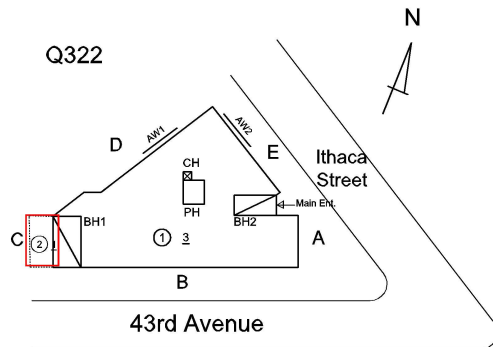
Source of Installation

Custodial Staff

Deficiency

PAVERS: PAVERS IN POOR CONDITION

Roof Plan reference




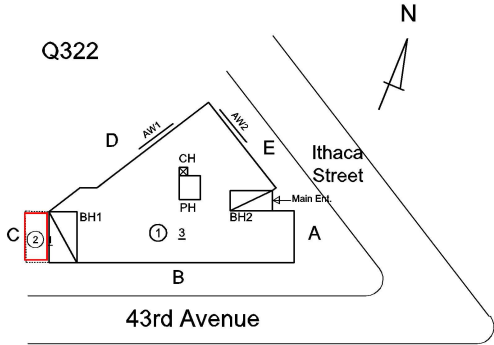
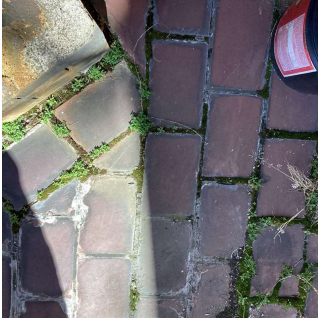
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

30
S.F.
REPLACE
PRIORITY 4
LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

Question	Response
EXTERIOR	
PLAZA DECK	
Deficiency Photo1	
Violations	Roof 2 No violations recorded.
Deficiency	PAVERS: DETERIORATED JOINTS
Roof Plan reference	
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 2 No violations recorded.
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	8,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING

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

Architectural Inspection

Q322

Question	Response
----------	----------

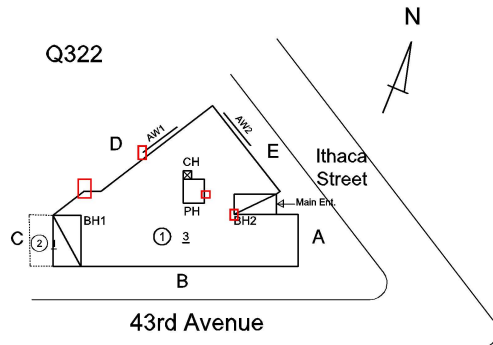
EXTERIOR

ROOF

Roofing

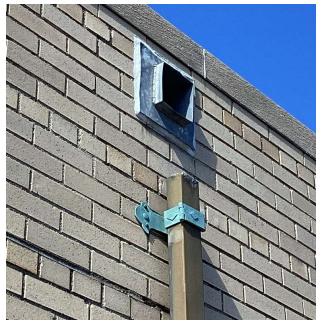
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Roof Plan reference



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

40
L.F.
REPLACE
PRIORITY 4
LEVEL 2



PH
No violations recorded.

Violations

ROOF BARRIER/FENCE

Does not Exist

ROOF CAGE

Does not Exist

ROOFING

Inspected

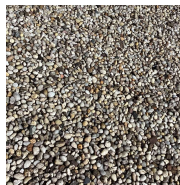
Instance on Built-Up: Roof 1

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Photo



Roof 1

Instance Quantity

8,000

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

2009

Source of Installation

Custodial Staff

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

Architectural Inspection

Q322

Question

Response

EXTERIOR

ROOF

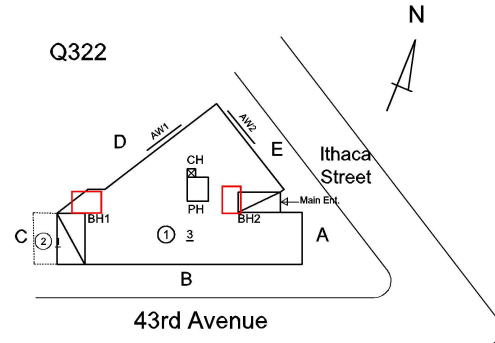
Roofing

ROOFING

Deficiency

BUILT-UP: 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

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1 - Stair A/3 shown, Stair B/3 similar

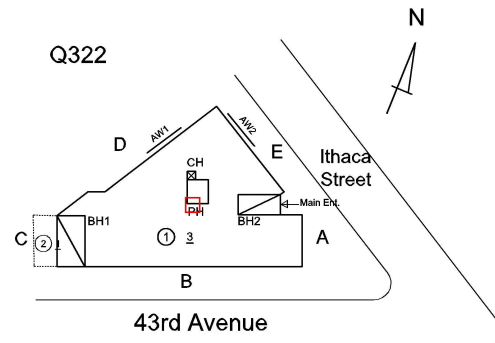
Violations

No violations recorded.

Deficiency

BUILT-UP: FLASHING: PITCH POCKET DETERIORATED - MAJOR

Roof Plan reference



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4


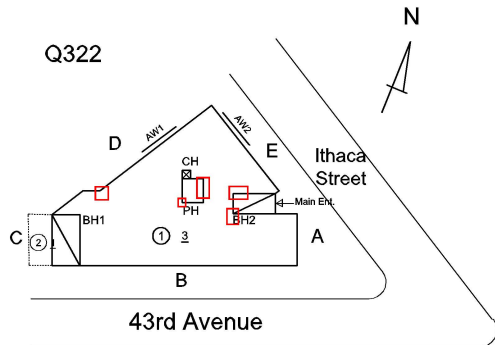

Purpose of Action

LEVEL 2

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

Architectural Inspection

Q322

Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
Deficiency	BUILT-UP: FLASHING: CAP FLASHING DAMAGED
Roof Plan reference	
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
ROOFING DRAINS	Does not Exist
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	4 - Between Fair and Poor
Deficiency	BULKHEAD/PENTHOUSE DOORS: DETERIORATED DOOR AND FRAME

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

Architectural Inspection

Q322

Question

Response

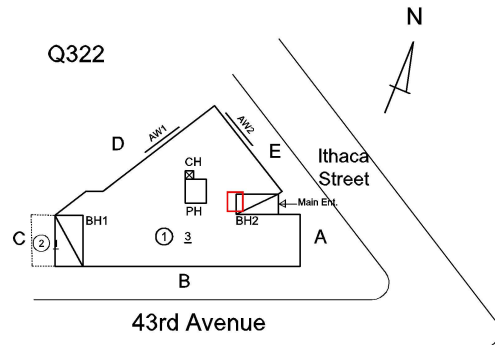
EXTERIOR

ROOF

Specialties

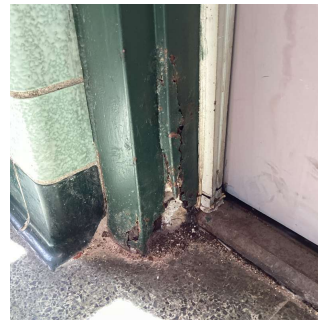
BULKHEAD/PENTHOUSE

Roof Plan reference



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

1
EACH
REPLACE DOOR AND FRAME
PRIORITY 4
LEVEL 2

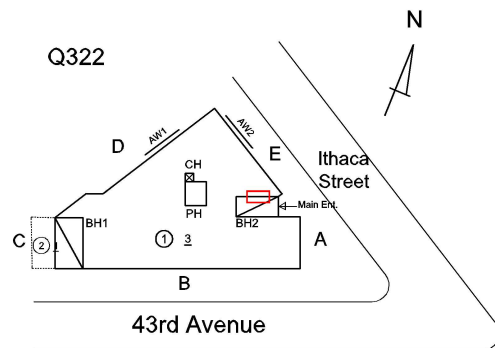


BH2
No violations recorded.

Violations

Deficiency **BULKHEAD/PENTHOUSE WALLS/EXTERIOR: CRACKS/SPALLING - MAJOR**

Roof Plan reference



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

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2

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

Architectural Inspection

Q322

Question	Response
EXTERIOR	
ROOF	
Specialties	

BULKHEAD/PENTHOUSE

Deficiency Photo1



BH2

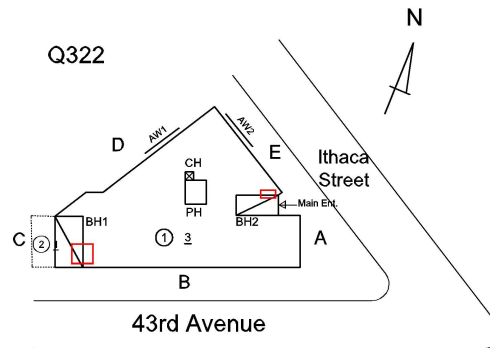
Violations

No violations recorded.

Deficiency

BULKHEAD/PENTHOUSE WALLS/EXTERIOR: DETERIORATED JOINTS

Roof Plan reference



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPOINT

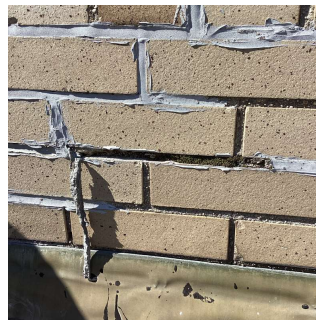
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



BH1

Violations

No violations recorded.

Deficiency

BULKHEAD/PENTHOUSE WALLS/INTERIOR: GLAZED BLOCK CRACKS/SPALLING

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

Architectural Inspection

Q322

Question

Response

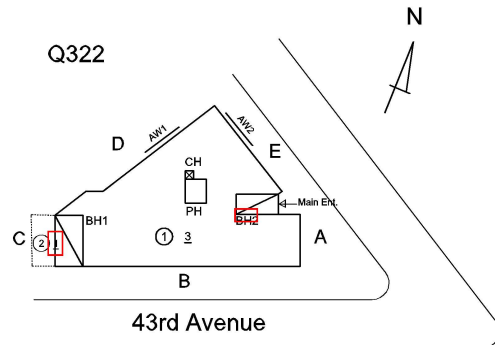
EXTERIOR

ROOF

Specialties

BULKHEAD/PENTHOUSE

Roof Plan reference



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

10
S.F.
REPLACE
PRIORITY 3
LEVEL 2



BH2

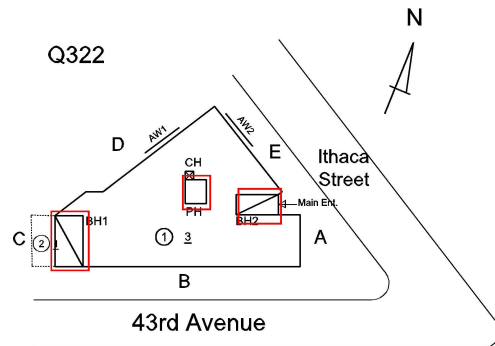
Violations

No violations recorded.

Deficiency

BULKHEAD/PENTHOUSE WALLS/EXTERIOR: DETERIORATED JOINTS

Roof Plan reference




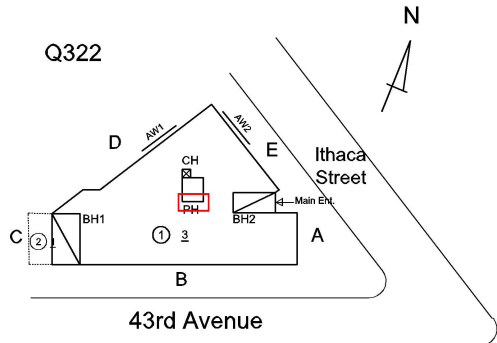
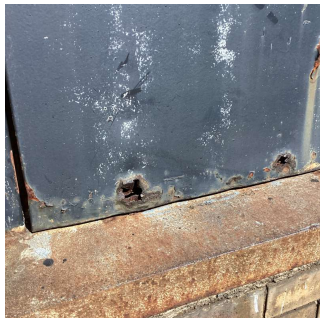
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

350
S.F.
REPOINT
PRIORITY 3
LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q322

Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	
Deficiency Photo1	
Violations	BH1 No violations recorded.
Deficiency	BULKHEAD/PENTHOUSE DOORS: DETERIORATED DOOR
Roof Plan reference	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE DOOR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	PH No violations recorded.
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Does not Exist
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	3 - Fair

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

Architectural Inspection

Q322

Question

Response

EXTERIOR

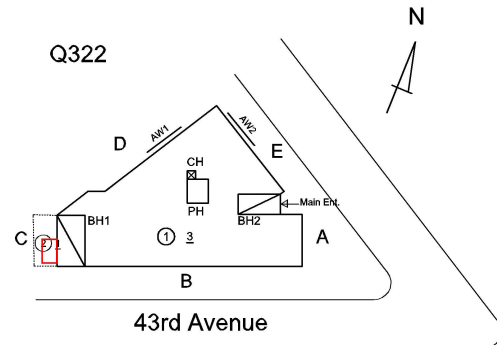
STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Deficiency

BRICK: DETERIORATED JOINTS AT COPING STONES

Roof Plan reference



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

MAINTENANCE

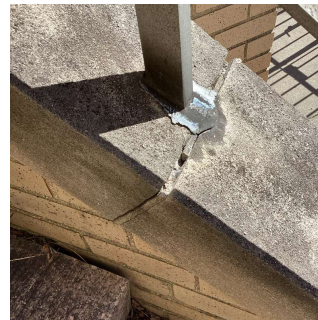
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

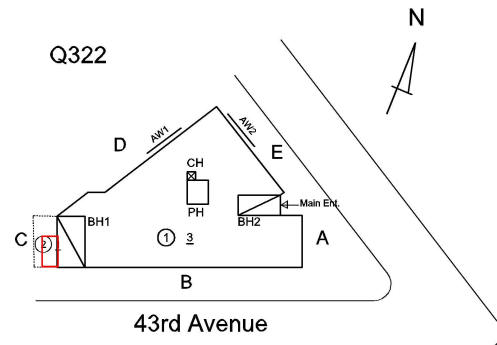
Violations

No violations recorded.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3


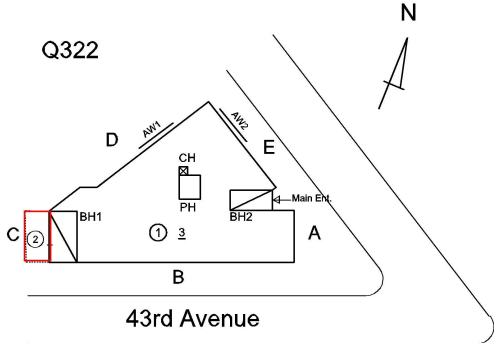
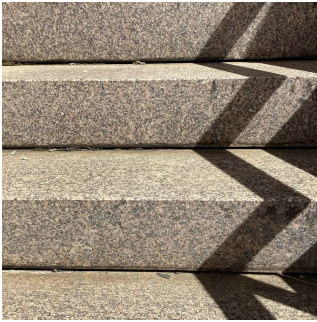
Purpose of Action

LEVEL 2

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

Architectural Inspection

Q322

Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	
Deficiency Photo1	
Violations	Facade C No violations recorded.
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3 - Fair
Deficiency	STONE: DETERIORATED JOINTS
Roof Plan reference	
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
Deficiency	STONE: CRACKS/SPALLING - MAJOR

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

Architectural Inspection

Q322

Question

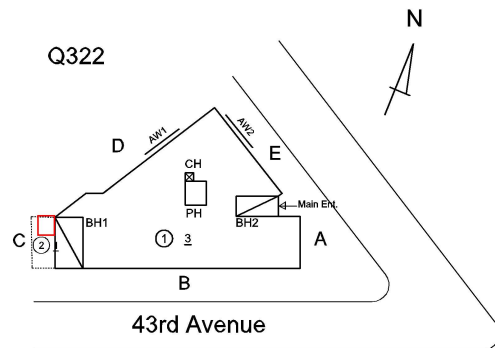
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

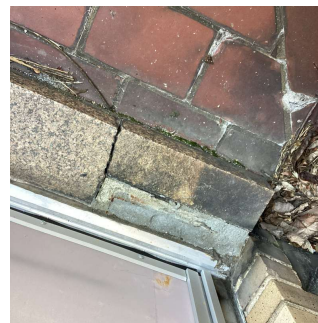
STAIRS/RAMPS

Roof Plan reference



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

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade C

No violations recorded.

Violations

WINDOWS

Inspected

Replacement Quantity

3,200

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

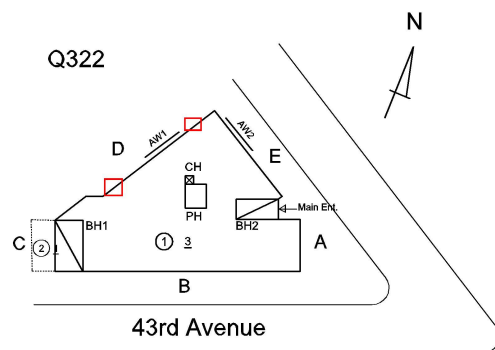
Condition

3 - Fair

Deficiency

RUST - MAJOR

Roof Plan reference



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

Architectural Inspection


Q322

Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Elevation	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D No violations recorded.
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	3,200
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2009
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	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	3 - Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

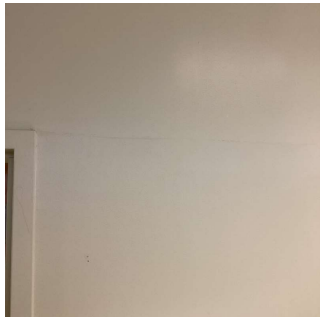
Q322

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Boiler Room, Electrical Panel Room
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Boiler Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
Does not Exist	
AUDITORIUM	
Does not Exist	
CAFETERIA	
Instance on Basement	Inspected Inspected
Ceiling	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Stair B
Deficiency Quantity	20
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

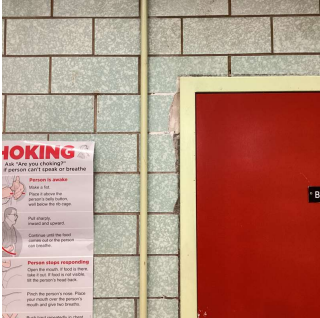

Q322

Question	Response
INTERIOR	
CAFETERIA	
Ceiling	
Deficiency Photo1	
Violations	Near Stair B No violations recorded.
Door(s)	
Instance on Basement	Not Required
Fixed Equipment	
Instance on Basement	Does not Exist
Floor Finish	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Basement	Does not Exist
Stage	
Instance on Basement	Does not Exist
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DETERIORATED
Deficiency Location/Instance	Near Room 4, 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 Room 4 No violations recorded.
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Near Stairs A, B, Near Windows
Deficiency Quantity	30

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

Architectural Inspection



Q322

Question	Response
INTERIOR	
CAFETERIA	
Walls	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Stair B No violations recorded.
Window Curtains/Shades/Blinds	
Instance on Basement	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 115
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 115 No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Rooms 307, 210, 102
Deficiency Quantity	30
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

Q322

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
	Corridor near Room 307
Violations	No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 304, 102
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 304
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms 307, 304, 302, 203, 202A and others
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

Q322

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo1	
Violations	Room 304 No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Rooms 313, 213, 210
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 313 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected

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

Architectural Inspection

Q322

Question	Response
----------	----------

INTERIOR

KITCHEN

Door(s)

Condition	3 - Fair
Deficiency	METAL: MISSING DOOR
Deficiency Location/Instance	Room 5B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 5B

Violations No violations recorded.

Floor Finish

Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	QUARRY TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Main Entrance

Violations No violations recorded.



Walls

Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Near Storage Room, Near Exit 4
Deficiency Quantity	30
Quantity Uom	S.F.

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

Architectural Inspection



Q322

Question	Response
INTERIOR	
KITCHEN	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Storage Room
Violations	No violations recorded.
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Stair A/3, B/3
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Stair A/3
Violations	No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection


Q322

Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
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	TERRAZZO: CRACKS
Deficiency Location/Instance	Stairs A/2, 1, Basement, B/1, Basement and others
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/Basement No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Stairs A/1, Basement, B/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 B/1 No violations recorded.
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	3 - Fair
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK

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

Architectural Inspection

Q322

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Deficiency Location/Instance	Room 117
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 117 No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Inside Kitchen, Rooms 209, 309
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 209 No violations recorded.
Floor Finish	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Room 117
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

Q322

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	
Deficiency Photo1	
Violations	Room 117 No violations recorded.
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 215
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 215 No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 12
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

Q322

Question	Response
----------	----------

INTERIOR

TOILET ROOMS - STUDENTS

Door(s)

Deficiency Photo1



Room 12

Violations

No violations recorded.

Floor Finish

Inspected

Condition

2 - Between Good and Fair

Deficiency

CERAMIC TILE: BROKEN/MISSING TILES

Deficiency Location/Instance

Rooms 12, 315

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

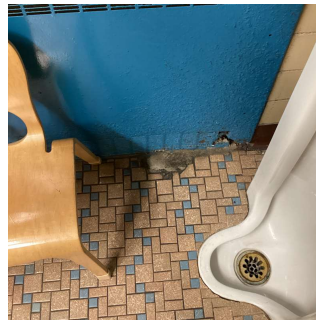
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 12

Violations

No violations recorded.

Stalls

Inspected

Condition

5 - Poor

Deficiency

RUST - MAJOR

Deficiency Location/Instance

Rooms 6, 12, 213, 313

Deficiency Quantity

8

Quantity Uom

EACH

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

Q322

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Deficiency Photo1	
Violations	Room 12 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GLAZED BLOCK: CRACKS/SPALLING
Deficiency Location/Instance	Room 105
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 105 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	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	3 - Fair
Deficiency	WROUGHT IRON: RUST - MAJOR
Deficiency Location/Instance	43rd Avenue
Deficiency Quantity	240
Quantity Uom	S.F.

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

Architectural Inspection

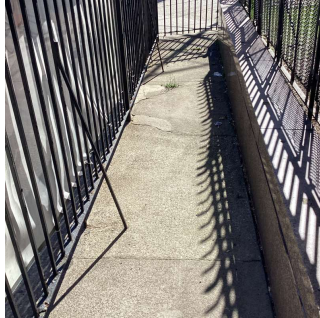
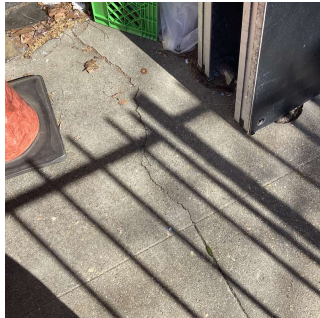
Q322

Question	Response
SITE	
FENCES	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	43rd Avenue
Violations	No violations recorded.
IRRIGATION SYSTEM	
	Does not Exist
PAVING	
	Inspected
Student Non-Use	
Gravel Exists?	No
Asphalt	
	Does not Exist
Concrete	
Condition	3 - Fair
Deficiency	HEAVING
Deficiency Location/Instance	43rd Avenue
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	43rd Avenue
Violations	No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Ithaca Street, 43th Street
Deficiency Quantity	200
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



Q322

Question	Response
SITE	
PAVING	
Student Non-Use	
Concrete	
Deficiency Photo1	
Violations	Ithaca Street No violations recorded.
Pavers	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	43rd Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	43rd Avenue No violations recorded.
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 CURBS
Deficiency Location/Instance	43rd Avenue, Ithaca Street
Deficiency Quantity	40

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

Architectural Inspection



Q322

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	43rd Avenue
Violations	No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	43rd Avenue
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	43rd Avenue
Violations	No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	43rd Avenue
Deficiency Quantity	150
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

Q322

Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	43rd Avenue No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	43rd Avenue, Ithaca Street
Deficiency Quantity	225
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	43rd Avenue 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist