

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

Architectural Inspection

Q461

**Asset:**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q461	Architectural - Senior	2023-11-16 12:41 PM	2024-06-05 4:58 PM
AA : Q461	Architectural - Associate	2023-11-16 1:18 PM	2023-11-30 6:30 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	12,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	1+B
Comments on the Number of Classrooms	5
Comments on the Year Built	1941
Student Population	0
Staff Population	2
Weather	Fair
Principal(s) Information	
Principal Name	N/A
Organization	N/A
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Was not present
Fireman	Robert Albino (Cleaner)
Facade Photo	



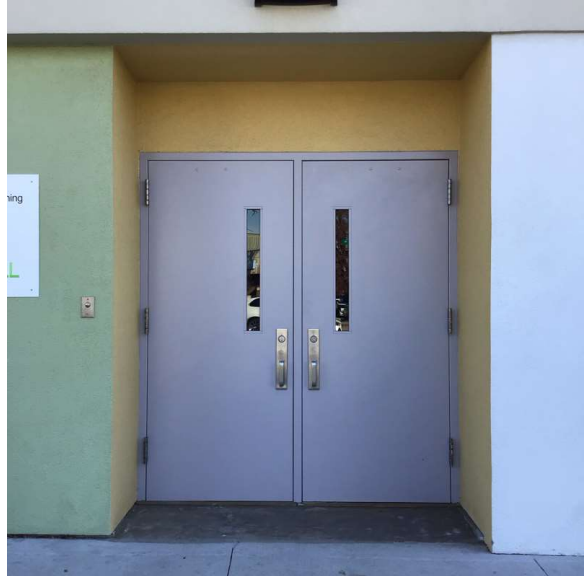
Union Turnpike - East View

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Main Entrance Photo



Facade A - Union Turnpike

Roof Photo



Roof 1 - East View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Roofing - repairs

Year: 2023

Systems: Windows - replacement

Year: 2022

Systems: Roofing - replacement

Year: 2013

No

No

Yes

2022

Full Inspection

Have there been any Building Additions?

Tandem Schools?

Leased Space?

Year Leased

Inspection

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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No condition recorded

**Structural Engineer Required**

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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?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible in the building	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	No					
Interior Lobby Doors and Hardware				Yes		
Interior Ramps	No					

**Rooms & Spaces**

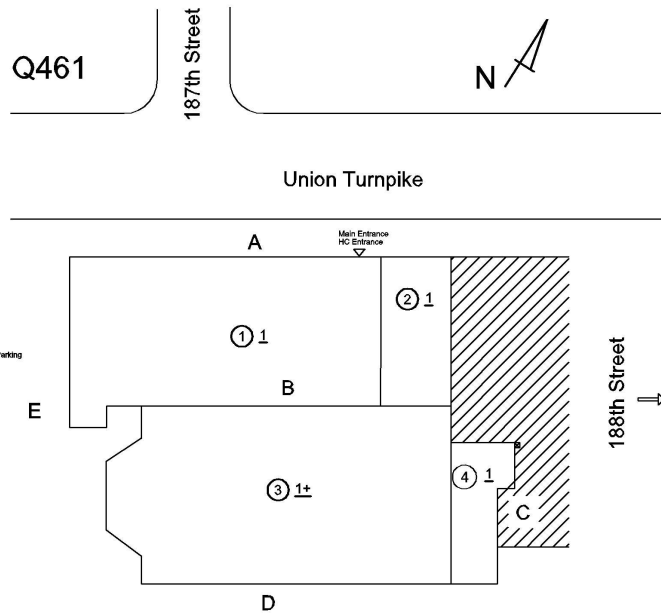
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 100	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 105	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

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Building Template



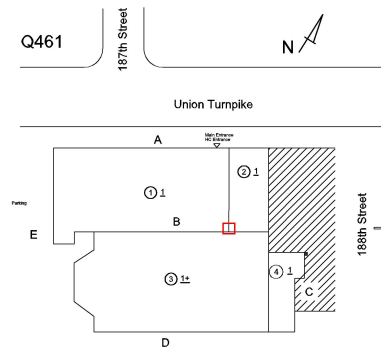
Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Inspected
Condition	3 - Fair

Deficiency

Roof Plan reference

TERRA COTTA: CRACKED/BROKEN PIECES



Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action

10

L.F.

REPLACE-IN-KIND

PRIORITY 4

LEVEL 2

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**Question**

**Response**

**EXTERIOR**

**COPING**

Deficiency Photo1



Roof 1

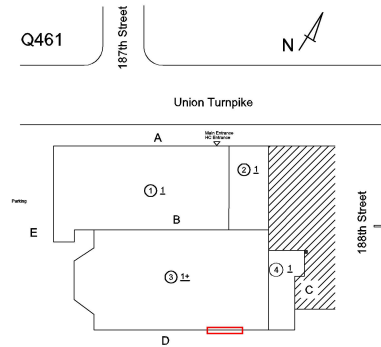
No violations recorded.

Violations

Deficiency

**TERRA COTTA: DETERIORATED TRANSVERSE JOINTS**

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 3

No violations recorded.

Violations

Deficiency

**METAL: DETERIORATED JOINTS**

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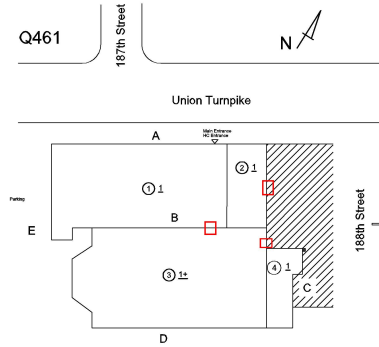
**Question**

**Response**

**EXTERIOR**

**COPING**

Roof Plan reference



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 3

Violations

No violations recorded.

**CORNICE**

Does not Exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

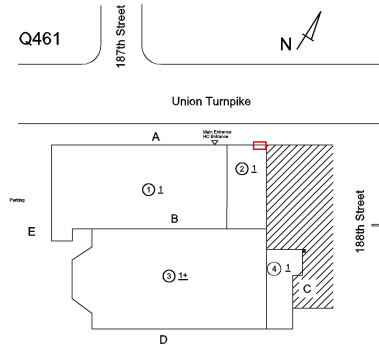
Condition

4 - Between Fair and Poor

Deficiency

METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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Question	Response
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**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Deficiency Photo1



Facade A

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

2 - Between Good and Fair

Deficiency

No deficiencies recorded

**EXTERIOR WALLS**

Inspected

Material Type(s)

Masonry

Replacement Quantity

7,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3 - Fair

Instance Quantity

7,000

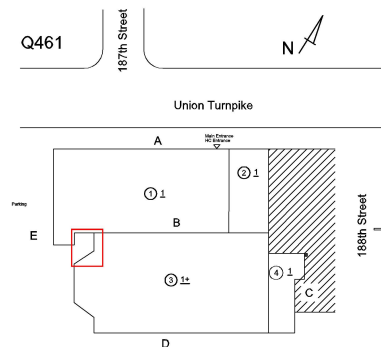
Instance Quantity Uom

S.F.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



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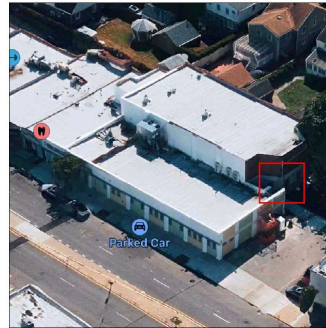
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPOINT

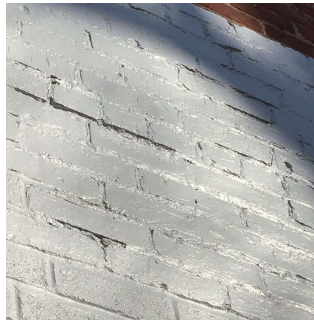
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

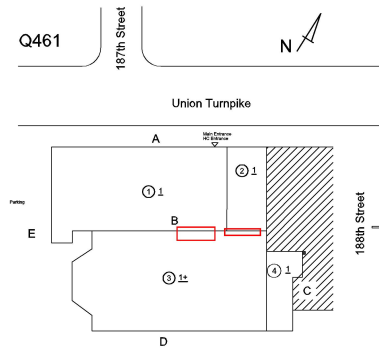
Violations

No violations recorded.

Deficiency

STUCCO CEMENT SURFACE: CRACKS, SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE



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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Urgency of Action  
Purpose of Action  
Deficiency Photo1

PRIORITY 4  
LEVEL 2



Facade B

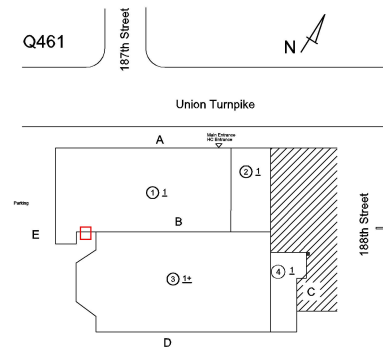
Violations

No violations recorded.

Deficiency

**BRICK: MAJOR / THRU CRACKS**

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

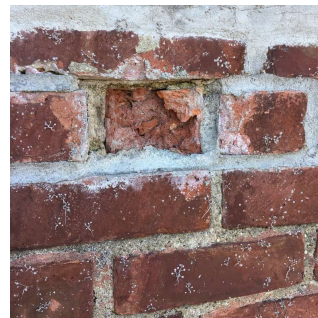
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

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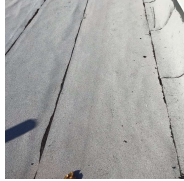
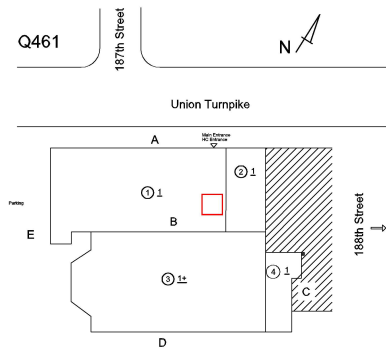
**Q461**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	Inspected
Violations	No violations recorded.
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Does not Exist
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry, Metal
Replacement Quantity	1,200
Replacement Uom	C.F.
Instance on All Roofs	Inspected
Instance Condition	3 - Fair
Instance Quantity	1,200
Instance Quantity Uom	C.F.
Deficiency	<b>BRICK: DETERIORATED JOINTS</b>
Roof Plan reference	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Roof 1	
Violations	No violations recorded.
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not Exist
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 1
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roofs 1-4
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2013
Source of Installation	Custodial Staff
Deficiency	<b>MODIFIED BITUMEN: ROOFING: DELAMINATION</b>
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	<b>REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL</b>
Urgency of Action	<b>PRIORITY 4</b>
Purpose of Action	<b>LEVEL 2</b>

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
Deficiency	MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	 <p>Q461</p> <p>187th Street</p> <p>Union Turnpike</p> <p>188th Street</p>
Deficiency Quantity	800
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 2 - Room 103B (Roof 1 - Corridor near Room 127, Room 127A, Roof 3 - Rooms 121, 122, Kitchen, Roof 4 - Rooms 105A, 105) No violations recorded.
<b>ROOFING DRAINS</b>	Inspected
Condition	3 - Fair
Deficiency	DETERIORATED

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Question	Response
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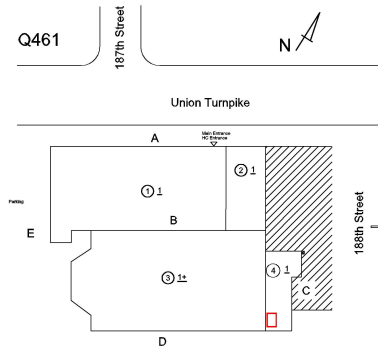
**EXTERIOR**

**ROOF**

**Roofing**

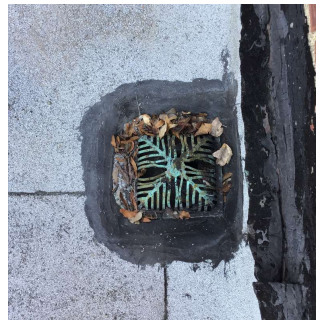
**ROOFING DRAINS**

Roof Plan reference



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

1  
 EACH  
 REPLACE  
 PRIORITY 4  
 LEVEL 2



Roof 4  
 No violations recorded.

Violations

**Specialties**

Inspected

**BULKHEAD/PENTHOUSE**

Does not Exist

**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

800

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Inspected

Condition

1 - Good

Deficiency

No deficiencies recorded

**LINTELS**

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded


**WINDOWS**

Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	800
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	3 - Fair
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Electrical Room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Electrical Room No violations recorded.
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist
<b>CAFETERIA</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Room 127, Rooms 105, 121, 122
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 127 No violations recorded.
<b>Door(s)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Right Side, Room 103B
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Ceiling</b>	
Deficiency Photo1	
	Right Side
Violations	No violations recorded.
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Does not Exist
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected



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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 105A, 127A
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 105A No violations recorded.
<b>Door(s)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not Exist
<b>Drainage System for Asphalt</b>	Does not Exist
<b>Drainage System for Concrete</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not Exist
<b>Student Use</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected

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<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Playground
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Playground
Violations	No violations recorded.
<b>Pavers</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Union Turnpike
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Union Turnpike
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Union Turnpike
Deficiency Quantity	50

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Q461

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Union Turnpike No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Rear of Building	Inspected
<b>Benches</b>	
Instance on Rear of Building	Does not Exist
<b>Fence</b>	
Instance on Rear of Building	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Pavement</b>	
Instance on Rear of Building	Does not Exist
<b>Play Equipment</b>	
Instance on Rear of Building	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Rear of Building	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Rear of Building	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist
<b>RETAINING WALLS</b>	Does not Exist
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist