

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q777

Asset: P.S. 199 ANNEX (@ ST. TERESA'S) - QUEENS, 50-15 44TH STREET, New York, 11377

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q777	Architectural - Senior	2024-02-22 11:04 AM	2024-03-04 10:10 AM
AA : Q777	Architectural - Associate	2024-02-22 11:06 AM	2024-03-07 5:15 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	30,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	3+B+SB
Comments on the Number of Classrooms	14
Comments on the Year Built	1926
Student Population	117
Staff Population	58
Weather	Fair
Principal(s) Information	
Principal Name	Arthur Gnecco
Organization	Mosaic Pre-K Center - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Annette Beale
Organization	The Riverview School (District 75) - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Was not present
Fireman	Was not present
Facade Photo	



44th Street - Northeast View

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Main Entrance Photo



Facade A - 44th Street

Roof Photo



Roof 1 - South View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Walls, Foundation Walls - repairs

Year: 2019

Systems: Roofing - replacement; Parapets - repairs; Skylight - removed and sealed

Year: 2017

Systems: Student Toilet Rooms - converted to HC compliance; Ash Hoist Vault Doors - replacement; Structural - repairs

Year: 2015

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2015

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
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No	Potential Falling Debris	Deteriorated concrete slab structure is a potential falling debris hazard.	INTERIOR STRUCTURAL VAULTS- BUNKERS Slab Structure	Basement - Above Boiler Room Stairwell, Vault opposite Room C02	Dino Hondroulis	Custodian
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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?	No

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			No	Saddle height > 1/2"		
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	Yes				

Interior Routes

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

Rooms & Spaces

Art Rooms		No				
Auditorium		No				
Cafeteria	Basement	Yes	No	Not on Accessible Route	FM System	Yes
Classrooms	None on Accessible Route	Yes	No	Not on Accessible Route		
Computer Rooms		No				
Gymnasium	Basement	Yes	No	Not on Accessible Route	No	Yes
Library	Room 301	Yes	No	Not on Accessible Route		
Main Office	Room 108 (Mosaic Pre-K Center), Room 110A (The Riverview School)	Yes	No	Not on Accessible Route		
Multi-purpose Room		No				
Nurse's Room	Room 111	Yes	No	Not on Accessible Route		
Pool		No				
Science Lab	Room 306	Yes	No	Not on Accessible Route		
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		

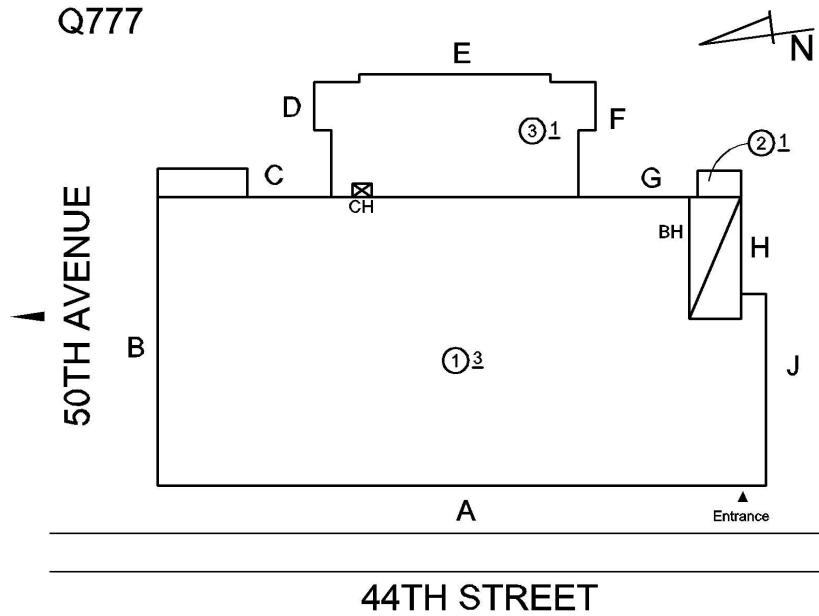
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3 - Fair
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	Q777
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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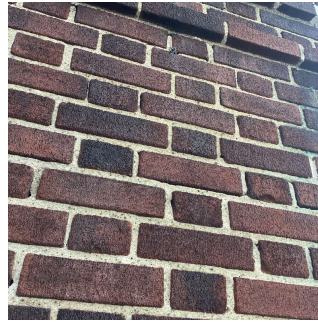
Q777

Question	Response
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EXTERIOR

CHIMNEY

Deficiency Photo1



CH

No violations recorded.

Violations

COPING

Inspected

Condition

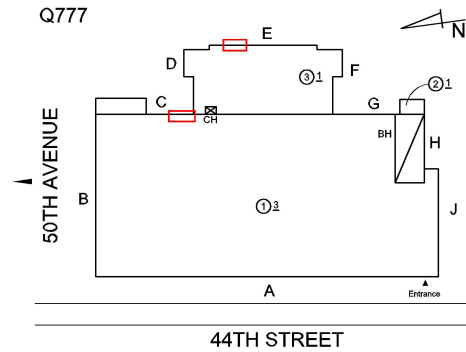
3 - Fair

Deficiency

CAST STONE: CRACKED/BROKEN PIECES

Roof Plan reference

Q777



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

No violations recorded.

Violations

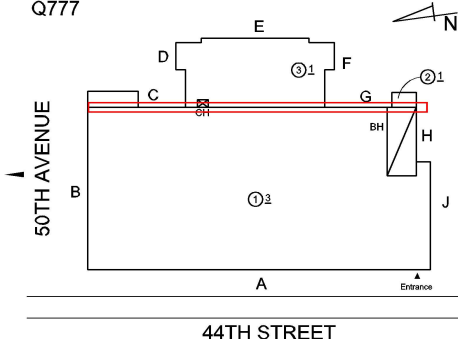
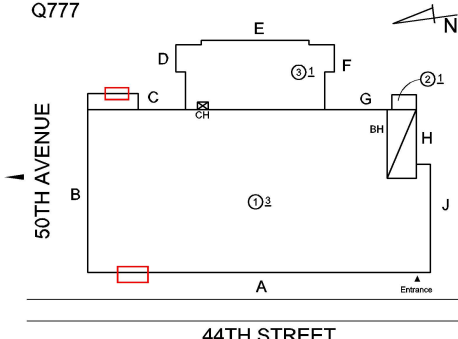
Deficiency

CAST STONE: DETERIORATED TRANSVERSE JOINTS

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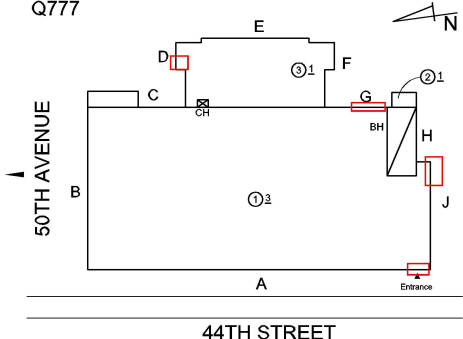


Q777

Question	Response
EXTERIOR	
COPING	
Roof Plan reference	Q777 
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
CORNICE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
DOORS	
Condition	Inspected
DOORS AND FRAMES	
Condition	Inspected
Deficiency	3 - Fair
Roof Plan reference	Q777 
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DOOR HARDWARE	
Condition	Inspected
Deficiency	3 - Fair
LINTELS	
Condition	Inspected
Deficiency	2 - Between Good and Fair
TRANSOM/SIDE LIGHT	
Condition	Does not Exist

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Question	Response
EXTERIOR	
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	15,500
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	15,500
Instance Quantity Uom	S.F.
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	<p>Q777</p> 
Elevation	
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D No violations recorded.
Deficiency	BRICK: DETERIORATED JOINTS

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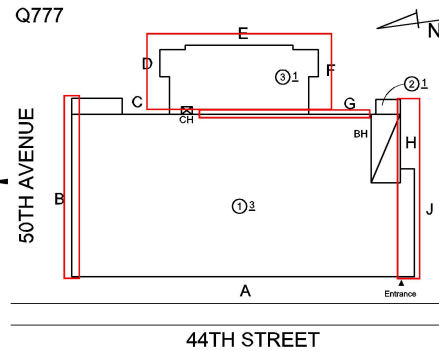
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

1,000

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

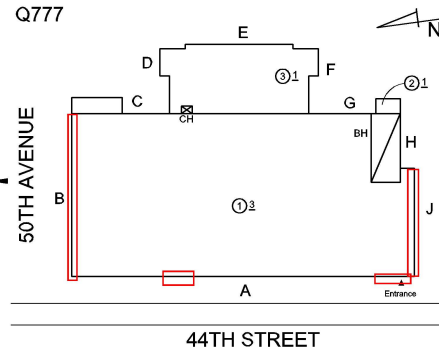
No violations recorded.

Violations

Deficiency

STONE: DETERIORATED JOINTS

Roof Plan reference



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Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

100

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade J

No violations recorded.

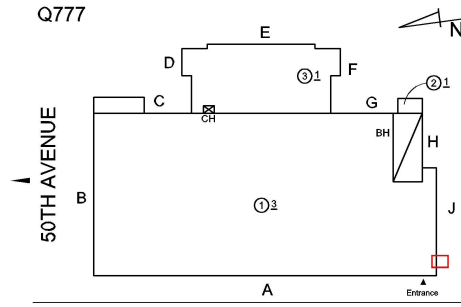
Violations

Deficiency

STONE: CHIPPED/SPALLED/BROKEN PIECES - MINOR

Roof Plan reference

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44TH STREET

Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

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Question

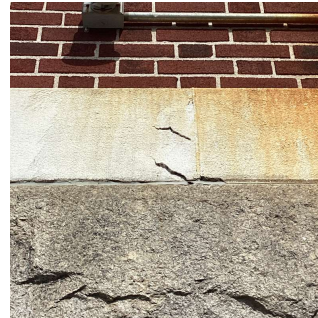
Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 3
LEVEL 2



Facade B

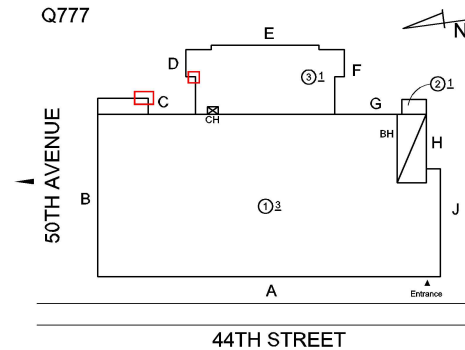
Violations

No violations recorded.

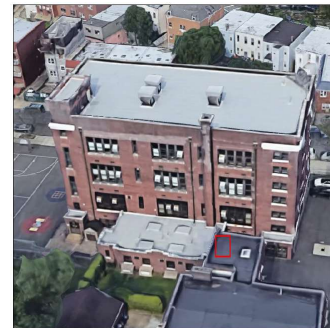
Deficiency

BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

RESTITCH

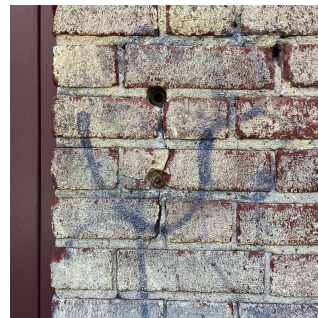
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade D

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	No violations recorded.
Deficiency	BRICK: DETERIORATED MASONRY SILLS - MINOR
Roof Plan reference	Q777
Elevation	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Facade E
Violations	No violations recorded.
EXTERIOR SOFFITS	Does not Exist
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	2,600
Replacement Uom	C.F.
Instance on All Facades	Inspected

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Question	Response
EXTERIOR	
PARAPETS	
Instance Condition	3 - Fair
Instance Quantity	2,600
Instance Quantity Uom	C.F.
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	<p>Q777</p>
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 3 No violations recorded.
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	9,600
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING

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Question	Response
EXTERIOR	
ROOF	
Roofing	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Roof Plan reference	
Deficiency Quantity	10
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.
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	9,600
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	All Roofs
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2017

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Question **Response**

EXTERIOR

ROOF

Roofing

ROOFING

Source of Installation

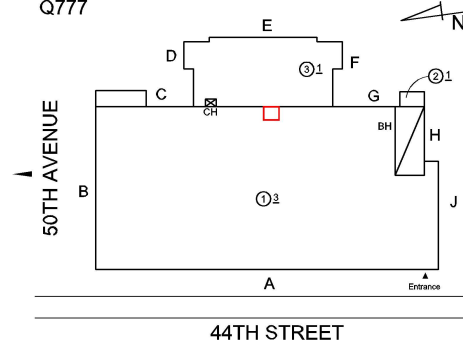
Custodial Staff

Deficiency

MODIFIED BITUMEN: ROOFING: DELAMINATION

Roof Plan reference

Q777



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

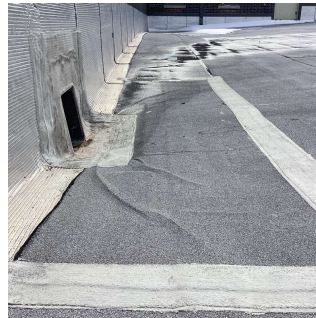
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1

Violations

No violations recorded.

ROOFING DRAINS

Does not Exist

Specialties

Inspected

BULKHEAD/PENTHOUSE

Inspected

Condition

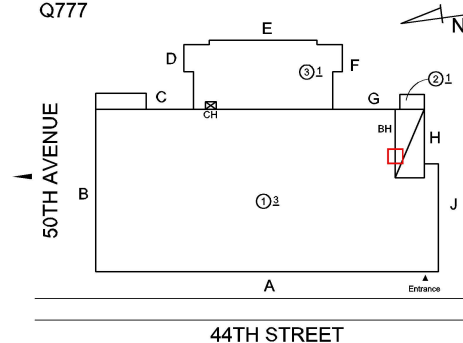
3 - Fair

Deficiency

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

Roof Plan reference

Q777



Deficiency Quantity

10


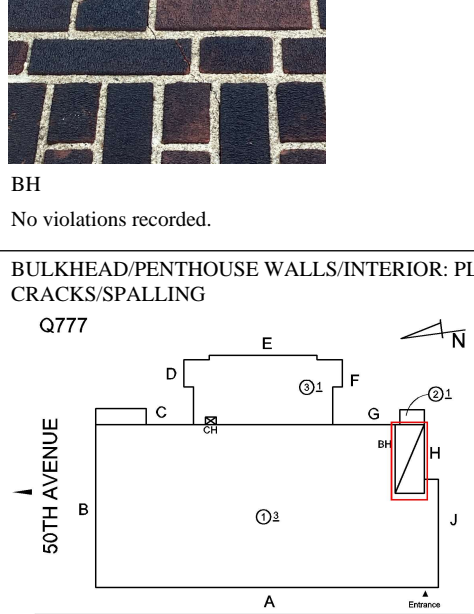
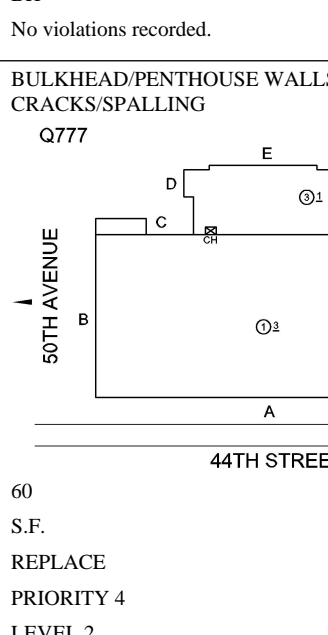
Quantity Uom

S.F.

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Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	BH
Deficiency	No violations recorded.
Roof Plan reference	BULKHEAD/PENTHOUSE WALLS/INTERIOR: PLASTER CRACKS/SPALLING
Deficiency Quantity	Q777
Quantity Uom	
Potential Action	60
Urgency of Action	S.F.
Purpose of Action	REPLACE
Deficiency Photo1	PRIORITY 4
Violations	LEVEL 2
Deficiency	
Violations	BH
Deficiency	No violations recorded.
Deficiency	BULKHEAD/PENTHOUSE WALLS/INTERIOR: GLAZED BLOCK CRACKS/SPALLING

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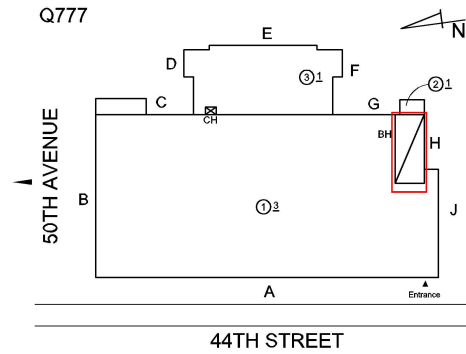
Architectural Inspection

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Question	Response
EXTERIOR	
ROOF	
Specialties	

BULKHEAD/PENTHOUSE

Roof Plan reference



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

40
 S.F.
 REPLACE
 PRIORITY 3
 LEVEL 2

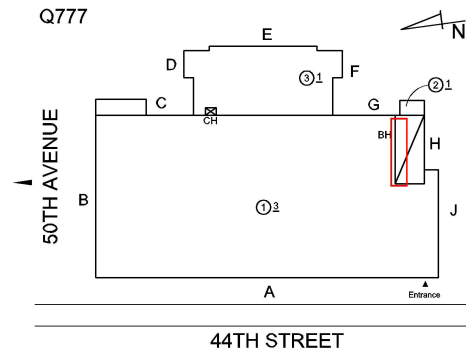


BH
 No violations recorded.

Violations

Deficiency **BULKHEAD/PENTHOUSE WALLS/EXTERIOR: DETERIORATED JOINTS**

Roof Plan reference



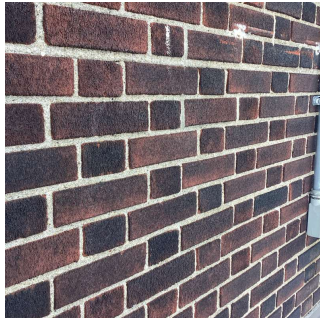
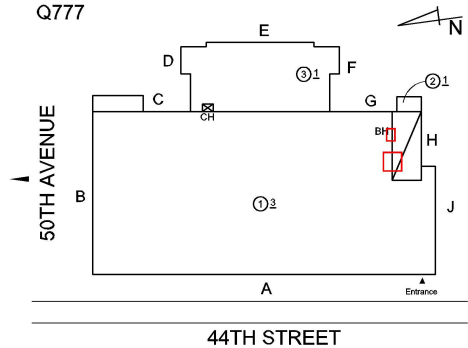

Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action

60
 S.F.
 REPOINT
 PRIORITY 3
 LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	
Deficiency Photo1	
Violations	BH No violations recorded.
Deficiency	BULKHEAD/PENTHOUSE WALLS/EXTERIOR: DETERIORATED JOINTS
Roof Plan reference	Q777 
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	BH No violations recorded.
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	2 - Between Good and Fair
Deficiency	HEIGHT LESS THAN 18"

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Question	Response
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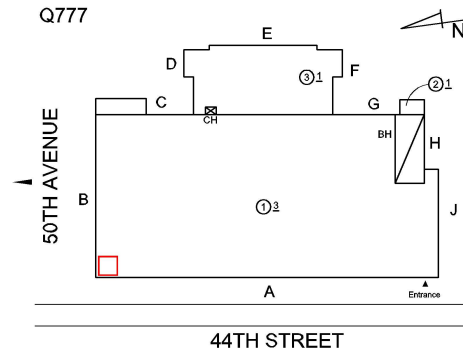
EXTERIOR

ROOF

Specialties

DUNNAGE STEEL

Roof Plan reference



Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.

SKYLIGHT/ROOF VENT

Does not Exist

ROOF/GRAVITY TANK

Does not Exist

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Does not Exist

RAILINGS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

STAIRS/RAMPS

Inspected

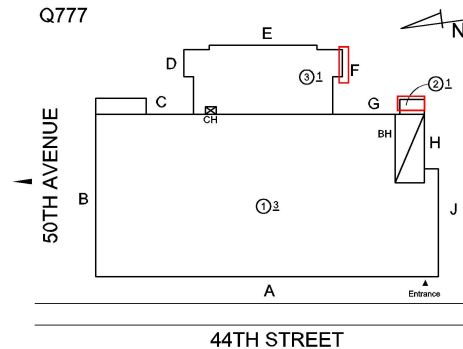
Condition

5 - Poor

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

Roof Plan reference



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

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Question

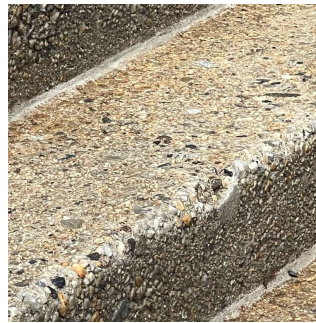
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Photo1



Facade G

No violations recorded.

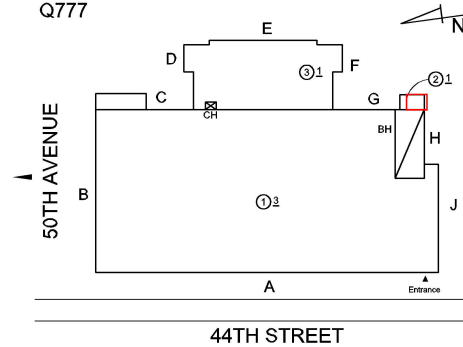
Violations

Deficiency

CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference

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Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

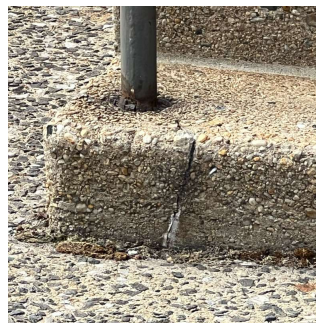
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade G

No violations recorded.

Violations

Deficiency

STONE: WORN-OUT TREAD/RISER/NOSING

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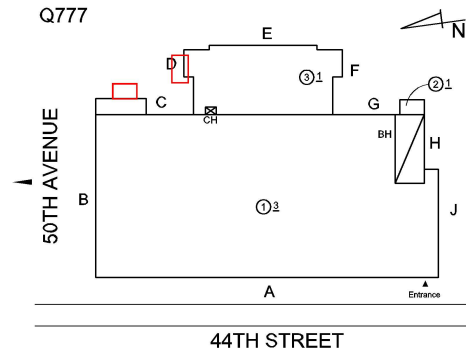
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Roof Plan reference



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

20
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade D

Violations

No violations recorded.

WINDOWS

Inspected

Replacement Quantity

5,500

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

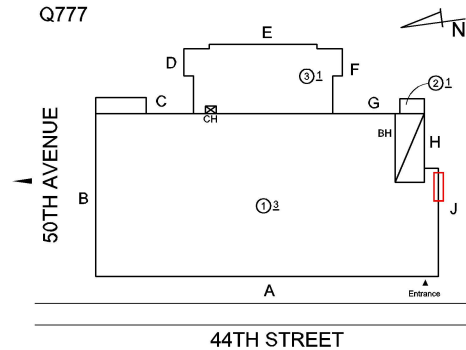
Condition

3 - Fair

Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan reference



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Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Elevation	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade J 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	3 - Fair
Instance Quantity	5,500
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	1985
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - DOUBLE HUNG: AIR/WATER INFILTRATION

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Question

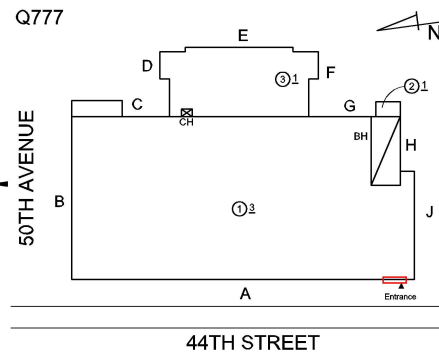
Response

EXTERIOR

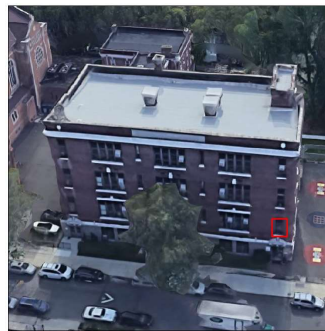
WINDOWS

WINDOWS

Roof Plan reference



Elevation



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

50
L.F.
REPLACE TRIM, SILLS OR WEATHERSTRIPPING
PRIORITY 5
LEVEL 2



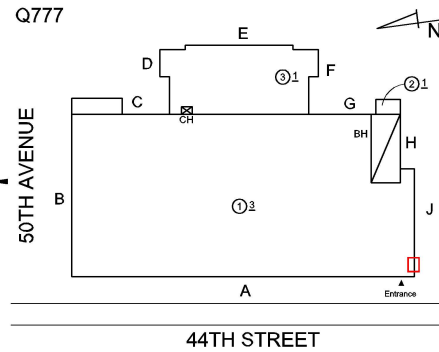
Facade A - above Main Entrance
No violations recorded.

Violations

Deficiency

ALUMINUM - DOUBLE HUNG: DETERIORATED

Roof Plan reference



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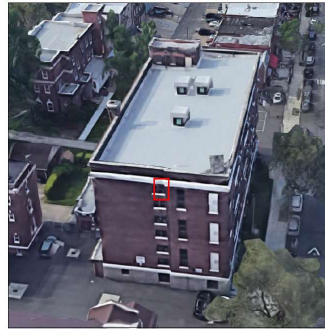
Question	Response
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EXTERIOR

WINDOWS

WINDOWS

Elevation



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

150
S.F.
REPLACE WINDOW
PRIORITY 4
LEVEL 2



Facade B - Corridor near Room 312
No violations recorded.

Violations

INTERIOR

Inspected

POOLS

Does not Exist

STRUCTURAL

Inspected

COLUMNS/BEAMS/BEARING WALLS

Inspected

Condition

3 - Fair

Deficiency

STEEL COLUMNS/BEAMS: DETERIORATED MASONRY
FIREPROOFING

Deficiency Location/Instance

Boiler Room

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5

Deficiency Photo1



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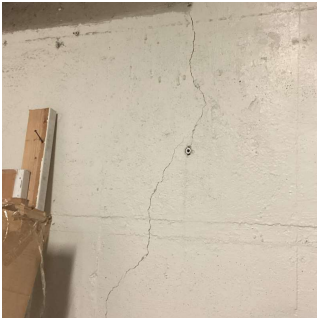

Q777

Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Violations	Boiler Room No violations recorded.
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Ash Hoist Vault
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Ash Hoist Vault No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected 3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Boiler Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Boiler Room

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Boiler Room
Violations	No violations recorded.
ROOF STRUCTURE	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
	Inspected
Foundation Walls	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Slab Structure	
	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement - Above Boiler Room Stairwell, Vault opposite Room C02
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	Basement - Above Boiler Room Stairwell
Violations	No violations recorded.
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Vault opposite Room C02, Vault at Boiler Room Stairwell
Deficiency Quantity	100

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Question	Response
INTERIOR	
STRUCTURAL	
VAULTS-BUNKERS	
Slab Structure	
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Above Boiler Room Stairwell No violations recorded.
Vault/Ash Hoist Doors and Framing	Inspected
Condition	5 - Poor
Deficiency	WATER INFILTRATION
Deficiency Location/Instance	Ash Hoist Vault
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Ash Hoist Vault No violations recorded.
AUDITORIUM	Does not Exist
CAFETERIA	Inspected
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
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
CAFETERIA	
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stage	
Instance on Basement	Inspected
Stage	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stage Curtain Rigging	
Instance on Basement	Does not Exist
Stage Curtains	
Instance on Basement	Does not Exist
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Instance on Basement	Inspected
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Stair B/2, Corridor near Rooms 105A, 302
Deficiency Quantity	25
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

Floor Finish

Deficiency Photo1



Corridor near Stair B/2

Violations

No violations recorded.

Deficiency

VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance

Room 312B

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 312B

Violations

No violations recorded.

Deficiency

WOOD: DAMAGED/DETERIORATED

Deficiency Location/Instance

Rooms 103, 109, 111, 205, 303, and others

Deficiency Quantity

140

Quantity Uom

S.F.

Potential Action

REPLACE

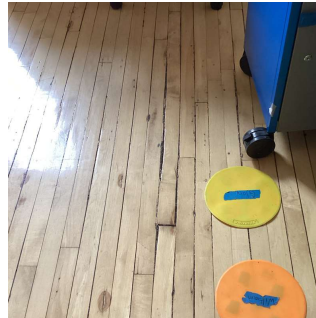
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 205


Violations

No violations recorded.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 105, 201, 203, 310
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 105 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	
Instance on Basement	Inspected
Ceiling	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Seating	Does not Exist
Instance on Basement	Does not Exist
Sliding-folding Partition	Not Required
Instance on Basement	Not Required
Stage	Does not Exist
Instance on Basement	Does not Exist
Walls	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair

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Question	Response
INTERIOR	
GYMNASIUM	
Walls	
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Near Stair F
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Stair F No violations recorded.
Window Curtains/Shades/Blinds	
Instance on Basement	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement	Inspected
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
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room B05B
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

KITCHEN

Floor Finish

Deficiency Photo1



Room B05B

No violations recorded.

Violations

Walls

Instance on Basement

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

LIBRARY

Inspected

Instance on Room 301

Inspected

Built-in Furnishing

Instance on Room 301

Does not Exist

Ceiling

Instance on Room 301

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

Door(s)

Instance on Room 301

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

Floor Finish

Instance on Room 301

Inspected

Condition

2 - Between Good and Fair

Deficiency

WOOD: DAMAGED/DETERIORATED

Deficiency Location/Instance

Left Side

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

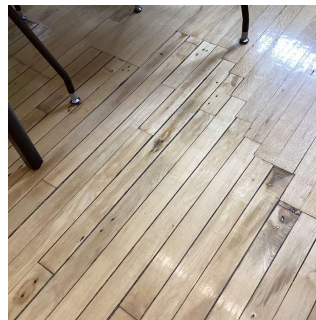
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1




Left Side

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Question	Response
INTERIOR	
LIBRARY	
Floor Finish	
Violations	No violations recorded.
Walls	
Instance on Room 301	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Near Windows
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Windows No violations recorded.
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 306	Inspected
Alternative use	Yes
Fixed Equipment	
Instance on Room 306	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	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
Condition	2 - Between Good and Fair
Deficiency	GLASS PANEL: DAMAGED/DETERIORATED
Deficiency Location/Instance	Stairs B/2, C/2

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Partition	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/2 No violations recorded.
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	3 - Fair
Deficiency	ROLLED ASPHALT: CRACKS
Deficiency Location/Instance	Stair B/Bulkhead
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/Bulkhead No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Stairs B/1, C/Basement
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

Stairs and Landings

Deficiency Photo1



Stair C/Basement

No violations recorded.

Violations

Deficiency

QUARRY TILE: BROKEN/MISSING

Deficiency Location/Instance

Stair B/1 - Exit 2 Vestibule

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair B/1 - Exit 2 Vestibule

No violations recorded.

Violations

Deficiency

METAL: RUST - MAJOR

Deficiency Location/Instance

Stair B/Basement

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Stair B/Basement


No violations recorded.

Violations

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Stair B/3
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/3 No violations recorded.
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Stairs A/Basement, 1, B/2, 3, C/3, and others
Deficiency Quantity	90
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/1 No violations recorded.
TOILET ROOMS - STAFF	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	
Deficiency Location/Instance	Room 102
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 102 No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms M100, M200
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room M200 No violations recorded.
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 102
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

TOILET ROOMS - STAFF

Stalls

Deficiency Photo1



Room 102

Violations

No violations recorded.

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

CERAMIC TILE: BROKEN/ MISSING

Deficiency Location/Instance

Rooms M100, M200, 102, 104

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

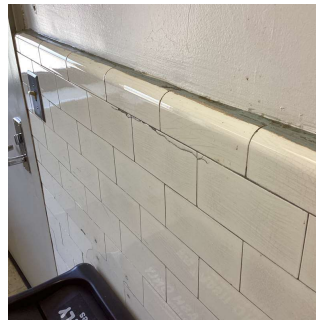
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room M200

Violations

No violations recorded.

TOILET ROOMS - STUDENTS

Inspected

Ceiling

Inspected

Condition

2 - Between Good and Fair

Deficiency

GYPSUM BOARD: DAMAGED/DETERIORATED

Deficiency Location/Instance

Room 304

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	
TOILET ROOMS - STUDENTS	
Ceiling	
Deficiency Photo1	
Violations	Room 304 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	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 202, 204, 302, 304
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 202 No violations recorded.
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 202, 204, 302
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Deficiency Photo1	
Violations	Room 202 No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms 202, 204, 302, 304
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 202 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	
Inspected	
Catch Basins/Manhole - Surrounded by asphalt	
Inspected	
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED COVER
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
Drainage System for Asphalt	
Catch Basins/Manhole - Surrounded by asphalt	
Deficiency Photo1	
Violations	Schoolyard No violations recorded.
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	4 - Between Fair and Poor
Deficiency	WROUGHT IRON: RUST - MAJOR
Deficiency Location/Instance	44th Street
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	44th Street No violations recorded.
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	44th Street
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo1	
Violations	44th Street No violations recorded.
Deficiency	WROUGHT IRON: DAMAGED/DETERIORATED
Deficiency Location/Instance	44th Street
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	44th Street No violations recorded.
Deficiency	CHAIN LINK: DAMAGED POST/RAIL
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Schoolyard No violations recorded.
Deficiency	CHAIN LINK: RUST - MAJOR

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Question	Response
SITE	
FENCES	
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Schoolyard No violations recorded.
Deficiency	CHAIN LINK: DAMAGED/DETERIORATED
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Schoolyard No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	2,600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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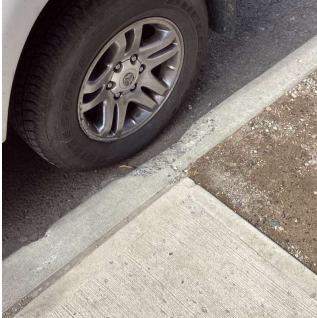
Q777

Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Schoolyard
Violations	No violations recorded.
Concrete	Does not Exist
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near Exits 2 & 3
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Exits 2 & 3
Violations	No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	44th Street
Deficiency Quantity	20
Quantity Uom	L.F.

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	44th Street
Violations	No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist