

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

Architectural Inspection

Q865

**Asset:** P.S. 55 MINISCHOOL - QUEENS, 131-10 97TH AVENUE, New York, 11419

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q865	Architectural - Senior	2024-02-28 10:24 AM	2024-06-12 2:59 PM
AA : Q865	Architectural - Associate	2024-02-28 9:43 AM	2024-03-27 3:51 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)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	10
Comments on the Year Built	1993
Student Population	144
Staff Population	14
Weather	Fair
Principal(s) Information	
Principal Name	Ralph Honore
Organization	P.S. 55 Minischool - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire form was returned with no comments regarding the physical condition of the building.
Custodian	Kelvin Marinez
Fireman	Scott Cosby
Facade Photo	



Facade A - Southwest view

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Main Entrance Photo



Facade A - 132nd Street

Roof Photo



Roof 1

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Roofing (Roofs 2 and 3), Chimney, Roof Drains, Windows, Exterior Guards, Window Lintels - replacement; Roofing (Roof 1) - repairs/roofing membrane and coating installation, Skylight (partial) - replacement; Exterior Stairs/Ramps - repairs

Year: 2012

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

**Priority Condition**

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

**Structural Engineer Required**

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

**Programmatic Accessibility**

<b>Programmatic Accessibility Status Question</b>	<b>Response</b>
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

<b>Physical Breakdown Structure</b>	<b>Exists</b>	<b>Required</b>	<b>Complies</b>	<b>Deficiency</b>	<b>Assistive Fire Listening Alarm System</b>	<b>Strobe</b>
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**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>				Yes		
<b>Exterior H/C Lifts</b>	No	No				
<b>Exterior Ramps and Railings</b>	Yes		Yes			

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No	No				
<b>Interior Corridor Doors and Hardware</b>	Yes		Yes			
<b>Interior Corridors and Lobbies</b>			Yes			
<b>Interior Elevators</b>	No					
<b>Interior Lobby Doors and Hardware</b>			Yes			
<b>Interior Ramps</b>	Yes		Yes			

**Rooms & Spaces**

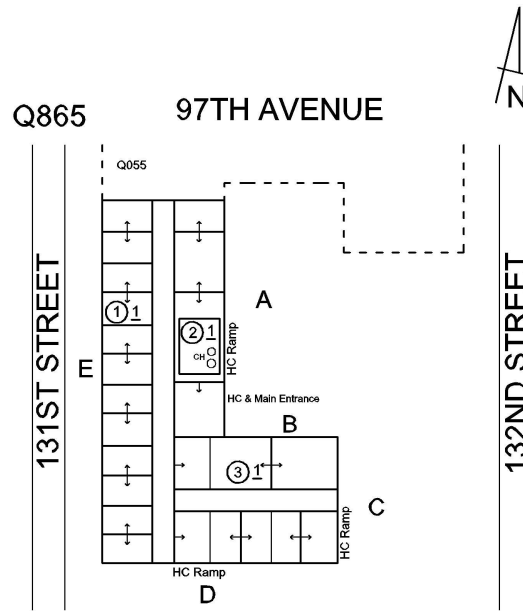
<b>Art Rooms</b>		No				
<b>Auditorium</b>		No				
<b>Cafeteria</b>		No				
<b>Classrooms</b>	1st Floor	Yes		Yes		
<b>Computer Rooms</b>		No				
<b>Gymnasium</b>		No				
<b>Library</b>		No				
<b>Main Office</b>		No				
<b>Multi-purpose Room</b>	1st Floor	Yes		Yes	FM System	Yes
<b>Nurse's Room</b>	Room 142	Yes		Yes		
<b>Pool</b>		No				
<b>Science Lab</b>		No				
<b>Toilet Rooms (Boys)</b>	1st Floor	Yes		Yes		
<b>Toilet Rooms (Girls)</b>	1st Floor	Yes		Yes		
<b>Toilet Rooms (Staff)</b>	1st Floor	Yes		Yes		

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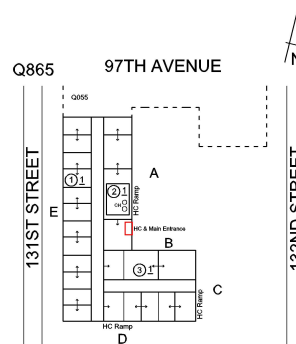
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Building Template



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>	Inspected
Material Type(s)	Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Roof Plan reference	



Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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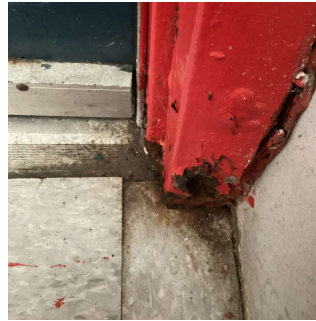
Question	Response
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**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Deficiency Photo1



Facade A

No violations recorded.

Violations

**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

12,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3 - Fair

Instance Quantity

12,000

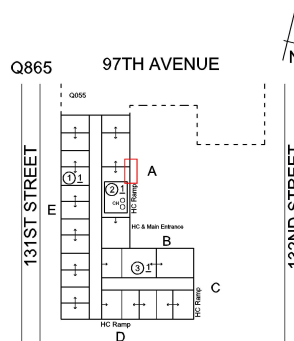
Instance Quantity Uom

S.F.

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



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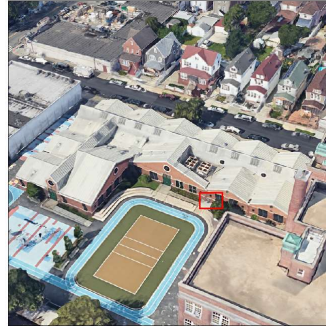
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPOINT

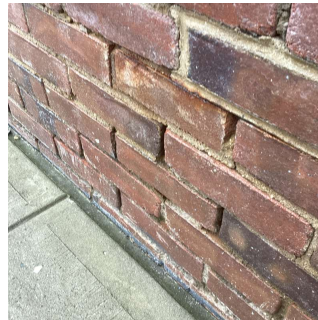
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

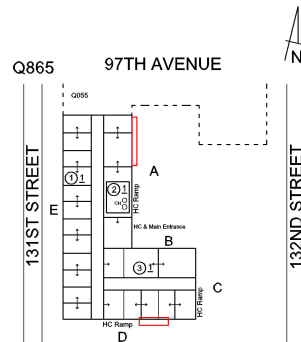
No violations recorded.

Violations

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Elevation



Deficiency Quantity

200

Quantity Uom

S.F.

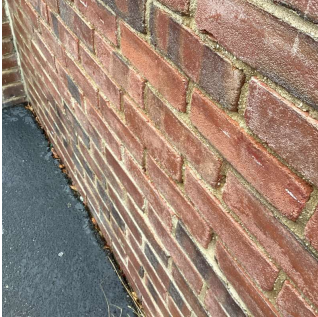
Potential Action

REPOINT

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>EXTERIOR SOFFITS</b>	Does not Exist
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not Exist
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	16,400
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Photo	
	Roof 1
Instance Quantity	15,700
Instance Quantity Uom	S.F.

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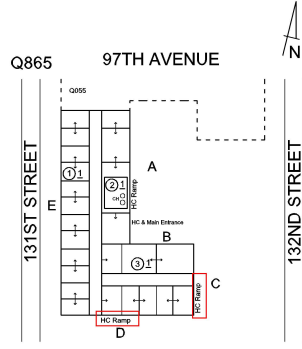
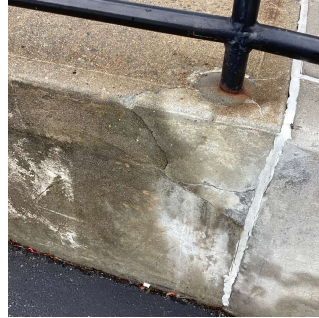
Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1993
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on IRMA: Roof 2	Inspected
Instance Condition	2 - Between Good and Fair
Instance Photo	
	Roof 2
Instance Quantity	400
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	2012
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Modified Bitumen: Roof 3	Inspected
Instance Condition	3 - Fair
Instance Quantity	300
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	2012
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not Exist
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not Exist
<b>DORMER</b>	Does not Exist
<b>DUNNAGE STEEL</b>	Does not Exist
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Material Type(s)	Glass



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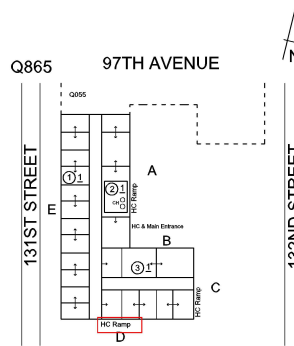
Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	Inspected
<b>Specialties</b>	
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF/GRAVITY TANK</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MINOR
Roof Plan reference	
	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>RAILINGS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MINOR

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Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>STAIRS/RAMPS</b>	
Roof Plan reference	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>WINDOWS</b>	Inspected
Replacement Quantity	1,300
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,300
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2012
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist



30  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Facade C  
No violations recorded.

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	Room 150
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 150 No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 127, 131, 138
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo1	
Violations	Room 138 No violations recorded.
<b>Door(s)</b>	
Condition	Inspected 5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Exit Vestibule near Room 138, Room147, 131, 126 , Exit 10 and others.
Deficiency Quantity	12
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit Vestibule near Room 138 No violations recorded.
<b>Floor Finish</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance,Corridor near Room 126, Exit Vestibule 9
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
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
	Near Entrance
Violations	No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on 1st Floor (1200SF)	Inspected
<b>Ceiling</b>	
Instance on 1st Floor (1200SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Center
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Center
Violations	No violations recorded.

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Door(s)</b>	
Instance on 1st Floor (1200SF)	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Entrance No violations recorded.
<b>Fixed Equipment</b>	
Instance on 1st Floor (1200SF)	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor (1200SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor (1200SF)	Does not Exist
<b>Stage</b>	
Instance on 1st Floor (1200SF)	Does not Exist
<b>Walls</b>	
Instance on 1st Floor (1200SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor (1200SF)	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Inspected	

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<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	In Room 127/131
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	In Room 127/131 No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Not Required
<b>ARTWORK</b>	Does not Exist