

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

**Architectural Inspection**

**R039**

**Asset:** P.S. 39 - STATEN ISLAND, 71 SAND LANE, STATEN ISLAND, NY, 10305

Inspection Id	Inspection Type	Time In	Last Edited
3778	ARCHITECTURAL - ASSOCIATE	2024-03-07 10:32AM	2024-04-22 01:26PM
3799	ARCHITECTURAL - SENIOR	2024-03-07 08:05AM	2024-04-11 08:18AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Areaways, Window Guards, Louvers and Security Lighting (scaffolding and netting)
Principal(s) Information	
Principal Name	Tracey Wright
Principal Organization	P.S. 39 - Staten Island
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with the following comments: 1) There is an obstructed security camera that needs to be relocated to accommodate scaffolding due to construction. 2) A safer access door needs to be installed. 3) The air conditioning in wing needs to be repair.
Custodian	Mike Rojas
Was the Custodian Present?	No
Fireman	Tommy Donoghue
Was the Fireman Present?	No
Building Square Footage	45,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B
Comments on the Year Built	1925
Student Population	474
Staff Population	77
Comments on the Number of Classrooms	26
Weather	Fair
Facade Photo	



McFarland Avenue - North View

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

**Architectural Inspection**

**R039**

Main Entrance Photo



Facade A - McFarland Avenue

Roof Photo



Roof 1 - North View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Partial roofing repair.

Years: 2022

Systems: Exterior Brick water-proofing.

Years: 2021

Systems: Corridor Flooring replacement (partial).

Years: 2014

Systems: Exterior Walls repointing (partial).

Years: 2014

Systems: Parapet, Base Flashing waterproofing (partial).

Years: 2013

Systems: HC upgrade - 1st Floor Student Toilet Rooms.

Years: 2011

Systems: Library upgrade.

Years: 2009

Systems: Sidewalk replacement/repairs.

Years: 2005

Systems: Roofing/Parapet replacement.

Years: 2000

Systems: Windows/Guards replacement (full).

Years: 1999

Systems: Exterior Walls repointing.

Years: 1997

2001 (+ 8000 SF)

Have there been any New Building Additions?

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

**Architectural Inspection**

**R039**

Tandem No Tandem  
Leased Space? No

**Priority Condition**

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

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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?	Yes
Boys and Girls or Unisex accessible toilets exist on the 1st floor?	Yes

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm 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		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

**Rooms & Spaces**

Art Rooms	No					
Auditorium	No					
Cafeteria	1st Floor	Yes	Yes		No	Yes
Classrooms	1st Floor	Yes	Yes			
Computer Rooms		No				
Gymnasium		No				
Library	Room 307	Yes	No			

NOT ON ACCESSIBLE ROUTE

**Main Office**

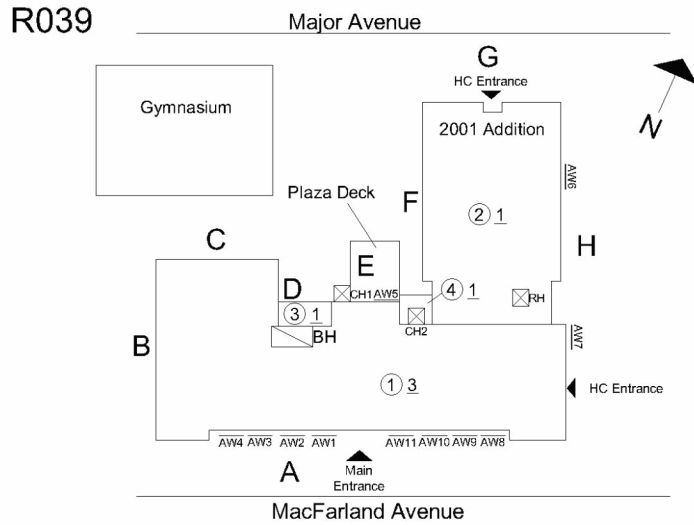
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**

**R039**

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Room 257	Yes	No		NOT ON ACCESSIBLE ROUTE		
<b>Multi-purpose Room</b>						
1st Floor (East)	Yes	Yes			No	Yes
1st Floor (West)	Yes	No		NOT ON ACCESSIBLE ROUTE	No	Yes
<b>Nurse's Office</b>						
Room 107	Yes	No		NOT ON ACCESSIBLE ROUTE		
<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 (all gender)	Yes	Yes				

**Building Template**



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1-4 and AW8-11	Inaccessible
Instance Quantity	8
Instance Quantity Uom	EACH
Instance on AW5-AW7	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	3

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

*Architectural Inspection*

**R039**

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

**EXTERIOR**

**AREAWAY**

Instance Quantity Uom	EACH
-----------------------	------

Deficiency	No deficiencies recorded
------------	--------------------------

**AWNINGS AND CANOPIES**

	Does not exist
--	----------------

**CHIMNEY**

	Under construction
--	--------------------

**COPING**

	Under construction
--	--------------------

**CORNICE**

	Under construction
--	--------------------

**DOORS**

	Inspected
--	-----------

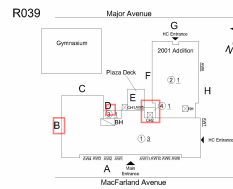
**DOORS AND FRAMES**

	Inspected
--	-----------

Condition	3- Fair
-----------	---------

Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
------------	---

Deficiency Location/Instance



Deficiency Quantity

	9
--	---

Quantity Uom

	EACH
--	------

Potential Action

	MAINTENANCE
--	-------------

Urgency of Action

	PRIORITY 3
--	------------

Purpose of Action

	LEVEL 2
--	---------

Deficiency Photo 1



Deficiency Photo 2

	Exit 5
--	--------

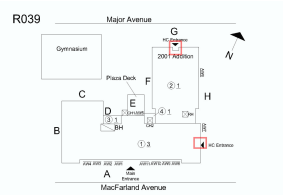
Violations

	No photo recorded
--	-------------------

Deficiency	No violations recorded
------------	------------------------

Deficiency Location/Instance

	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
--	---



Deficiency Quantity

	5
--	---

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*

**R039**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo 1	
Deficiency Photo 2	Exit 8
Violations	No photo recorded No violations recorded
<b>DOOR HARDWARE</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>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	24,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	24,000
Instance Quantity Uom	S.F.
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inaccessible
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	5,000
Replacement Uom	C.F.
Instance on All Facades	Under construction
Instance Quantity	5,000
Instance Quantity Uom	CF
<b>PLAZA DECK</b>	Inspected
Instance on Asphalt:Plaza Deck 1	Inspected
Instance Condition	5- Poor
Instance Quantity	300
Instance Quantity Uom	S.F.
Installation Year	2010
Source of Installation Year	Inspector Estimate
Deficiency	ASPHALT:MAJOR ACTIVE PLAZA DECK LEAKS IN NON-INSTRUCTIONAL SPACE

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

*Architectural Inspection*

**R039**

Question	Response
<b>EXTERIOR</b>	
<b>PLAZA DECK</b>	
Deficiency Location/Instance	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<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
Replacement Quantity	20,000
Replacement Uom	S.F.
Instance on Built-Up:All Roofs	Under construction
Instance Quantity	20,000
Instance Quantity Uom	S.F.
Deficiency	BUILT-UP:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Built-Up:All Roofs
Deficiency Quantity	20,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	3- Fair
Deficiency	DETERIORATED

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

*Architectural Inspection*

**R039**

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

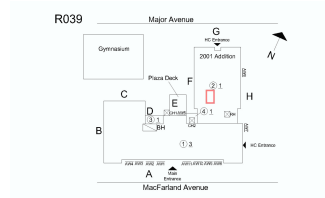
**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING DRAINS**

Deficiency Location/Instance



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

1  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2  
Violations

Roof 2  
No photo recorded  
No violations recorded

**SPECIALTIES**

**BULKHEAD/PENTHOUSE**

**CUPOLA/ SPIRES/ TOWERS**

**DORMER**

**DUNNAGE STEEL**

Condition

Deficiency

Deficiency Location/Instance

Inspected

Under construction

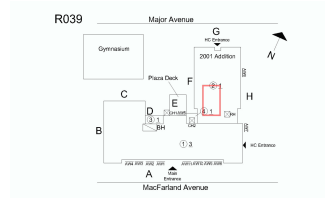
Does not exist

Does not exist

Inspected

3- Fair

HEIGHT LESS THAN 18"



Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

50  
L.F.  
REPLACE  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2

Roof 2  
No photo recorded



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

*Architectural Inspection*

**R039**

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

**EXTERIOR**

**ROOF**

**SPECIALTIES**

**DUNNAGE STEEL**

Violations

No violations recorded

**SKYLIGHT/ROOF VENT**

Does not exist

**ROOF/GRAVITY TANK**

Does not exist

**STAIRS/RAMPS: EXTERIOR**

Inspected

**BUILDING CHEEK/FLANK WALLS**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**RAILINGS**

Inspected

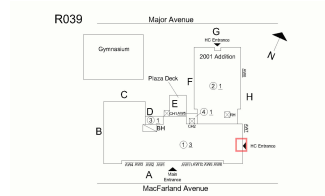
Condition

3- Fair

Deficiency

**RUST - MAJOR**

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Exit 8

Violations

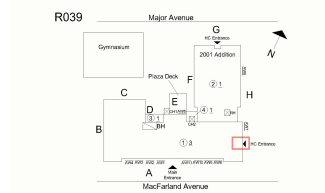
No photo recorded

Deficiency

No violations recorded

Deficiency Location/Instance

**DAMAGED**



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4


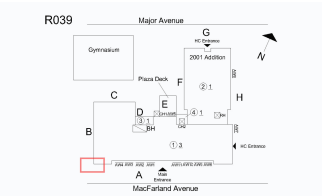

Purpose of Action

LEVEL 2

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

*Architectural Inspection*

**R039**

Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>RAILINGS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Exit 8
Violations	No photo recorded No violations recorded
<b>STAIRS/RAMPS</b>	Inspected
Condition	3- Fair
Deficiency	<b>CONCRETE:CRACKS/SPALLING - MINOR</b>
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	6,000
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inaccessible
<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	4- Between Fair and Poor
Instance Quantity	6,000
Instance Quantity Uom	S.F.
Installation Year	1999
Source of Installation Year	Documented
Are these windows insulated?	No

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

*Architectural Inspection*


**R039**

Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Deficiency	ALUMINUM - DOUBLE HUNG:DETERIORATED
Roof Plan Reference	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	1,000
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 309 (clouded) No photo recorded
Violations	No violations recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<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	4- Between Fair and Poor
Deficiency	CONCRETE:WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5

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

*Architectural Inspection*

**R039**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room at north wall shown, also various location in Boiler Room and Paper Storage Room
Violations	No photo recorded
	No violations recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	
<b>Foundation Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Slab Structure</b>	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded
	No violations recorded
<b>Vault/Ash Hoist Doors and Framing</b>	
Condition	Inspected
Deficiency	5- Poor
Deficiency	WATER INFILTRATION
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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

*Architectural Inspection*



**R039**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>VAULTS-BUNKERS</b>	
<b>Vault/Ash Hoist Doors and Framing</b>	
Deficiency Photo 1	
Deficiency Photo 2	Ash Hoist Vault
Violations	No photo recorded
	No violations recorded
<b>AUDITORIUM</b>	Does not exist
<b>CAFETERIA</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Entrance
Violations	No photo recorded
	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Does not exist
<b>Walls</b>	
Instance on 1st Floor	Inspected

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

*Architectural Inspection*




**R039**

Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Walls</b>	
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Columns
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Column
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</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	Rooms 101, 263, 313, Main Entrance Vestibule , Exit Vestibule 2
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 213
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Rooms 113, 213, 309, Corridor near Room 116, 212 and others
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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

*Architectural Inspection*

**R039**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 116
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	WOOD:DAMAGED/DETERIORATED
Deficiency Quantity	Rooms 205, 305, 309, 312
Quantity Uom	50
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Room 205
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Rooms 203, 208, 312, 313, 357 and others
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 208
Violations	No photo recorded
Violations	No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected

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

*Architectural Inspection*

**R039**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>INTERIOR DOOR HARDWARE</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	
Instance on Room 307	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 307	Does not exist
<b>Ceiling</b>	
Instance on Room 307	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 307	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 307	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 307	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Instance on Room 307	Does not exist
<b>MULTI-PURPOSE ROOM</b>	
Instance on 1st Floor - East	Inspected
Instance on 1st Floor - West	Inspected
<b>Ceiling</b>	
Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - West	Inspected



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

*Architectural Inspection*

**R039**

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

**INTERIOR**

**MULTI-PURPOSE ROOM**

**Ceiling**

Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

**Door(s)**

Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

**Fixed Equipment**

Instance on 1st Floor - East	Does not exist
Instance on 1st Floor - West	Does not exist

**Floor Finish**

Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Stair EF/1
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Near Stair EF/1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Instance on 1st Floor - West	Inspected
------------------------------	-----------

Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near medical room
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	



Near medical room


Deficiency Photo 2

No photo recorded

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

*Architectural Inspection*

**R039**

Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Floor Finish</b>	
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor - East	Does not exist
Instance on 1st Floor - West	Does not exist
<b>Stage</b>	
Instance on 1st Floor - East	Does not exist
Instance on 1st Floor - West	Inspected
<b>Stage</b>	
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtain Rigging</b>	
Instance on 1st Floor - West	Does not exist
<b>Stage Curtains</b>	
Instance on 1st Floor - West	Does not exist
<b>Walls</b>	
Instance on 1st Floor - East	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Columns
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Column
Violations	No photo recorded
Instance on 1st Floor - West	No violations recorded
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near exit 3
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*

**R039**

Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Near exit 3
Violations	No photo recorded No violations recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor - East	Does not exist
Instance on 1st Floor - West	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<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>	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	METAL CLAD WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Stair EF/3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair EF/3
Violations	No photo recorded No violations recorded
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Stair CD/1 Exit Vestibule 4
Deficiency Quantity	3
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*


**R039**

Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Door(s)</b>	
Deficiency Photo 1	
	Stair CD/1 Exit Vestibule 4
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Partition</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Railings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</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>TOILET ROOMS - STAFF</b>	Inspected
<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	Room 354
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 354
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected

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

*Architectural Inspection*



**R039**

Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Stalls</b>	
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>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:DAMAGED LOUVER
Deficiency Location/Instance	1st Floor - Girls , 1st Floor - Boys
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Girls
Violations	No photo recorded 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>	
	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>	
	Inspected
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	
	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	
	Inspected
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	
	Inspected
Condition	2- Between Good and Fair

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

*Architectural Inspection*



**R039**

Question	Response
<b>SITE</b>	
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot No photo recorded
Violations	No violations recorded
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Driveway
Deficiency Quantity	125
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Driveway No photo recorded
Violations	No violations recorded
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Inspected

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

*Architectural Inspection*

**R039**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Use</b>	
Gravel Exists?	No
<b>Asphalt</b>	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
<b>Concrete</b>	
Concrete	Does not exist
<b>Pavers</b>	
Pavers	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	
Site Sidewalks & Walkways	Inspected
<b>Asphalt</b>	
Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near exit 7
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near exit 7
Violations	No photo recorded
Violations	No violations recorded
<b>Concrete</b>	
Concrete	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	West of building
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	West of building
Violations	No photo recorded
Violations	No violations recorded
<b>Pavers</b>	
Pavers	Does not exist
<b>DOT Sidewalk</b>	
DOT Sidewalk	Inspected
<b>Asphalt</b>	
Asphalt	Does not exist
<b>Concrete</b>	
Concrete	Inspected
Condition	3- Fair

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

*Architectural Inspection*

**R039**



Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	MacFarland Avenue
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	MacFarland Avenue
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>PLAYGROUNDS</b>	Inspected
Instance on Schoolyard	Inspected
<b>Benches</b>	
Instance on Schoolyard	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fence</b>	
Instance on Schoolyard	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavement</b>	
Instance on Schoolyard	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Play Equipment</b>	
Instance on Schoolyard	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Schoolyard	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Schoolyard	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Inspected
Condition	4- Between Fair and Poor
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	West and East of Building



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

*Architectural Inspection*

**R039**

Question	Response
<b>SITE</b>	
<b>RETAINING WALLS</b>	
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	West of Building
Violations	No photo recorded No violations recorded
<b>SEATING</b>	
<b>Benches</b>	Inspected
<b>Concrete</b>	Inspected
<b>Metal/Wood/Plastic</b>	Does not exist
Condition	Inspected
Deficiency	2- Between Good and Fair No deficiencies recorded
<b>Bleachers</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	
Does not exist	
<b>STAIRS/RAMPS: EXTERIOR</b>	
Inspected	
<b>Site Cheek/flank Walls</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	MacFarland Avenue
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	MacFarland Avenue
Violations	No photo recorded No violations recorded
<b>Railings</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs/ramps</b>	
Inspected	
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	MacFarland Avenue
Deficiency Quantity	15

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

Architectural Inspection

R039

Question

Response

SITE

STAIRS/RAMPS: EXTERIOR

Stairs/ramps

Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

S.F.  
REPLACE  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2  
Violations

MacFarland Avenue  
No photo recorded  
No violations recorded

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**R039**

Does the SCA expect asset to have artwork?

No