

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

Architectural Inspection

X823

Asset: I.S. 123 MINISCHOOL - BRONX, 1025 MORRISON AVENUE, BRONX, NY, 10472

Inspection Id	Inspection Type	Time In	Last Edited
1827	ARCHITECTURAL - SENIOR	2023-12-20 07:48AM	2024-01-19 01:48PM
1914	ARCHITECTURAL - ASSOCIATE	2023-12-20 08:44AM	2023-12-20 05:41PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Yvette Lopez Diaz
Principal Organization	P.S. 196 - BRONX
Meeting with Principal?	No
Principal Feedback	The Assistant Principal, Juanita Apont, provided comments on behalf of the principal as follows: The HVAC System is inconsistent in its functionality. There are rooms which are very cold and other rooms which are very hot.
Custodian	Peter Markic
Was the Custodian Present?	Yes
Fireman	Albert Santiago
Was the Fireman Present?	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 Year Built	1972
Student Population	175
Staff Population	20
Comments on the Number of Classrooms	12
Weather	Fair
Facade Photo	



Facades A and B - Southeast View

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Main Entrance Photo



Facade A - Morrison Avenue

Roof Photo



Roof 1 - North View from Main Asset X123

Do Stormwater Management/Green Infrastructure systems exist?
 Type
 Have any Systems/Major Building Components been upgraded?
 Have there been any New Building Additions?
 Tandem
 Leased Space?

No
 No Storm Water Management Type Selected
 No System Upgraded
 No New Construction
 No Tandem
 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?	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?	No

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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	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor	Yes	No		CLEAR OPENING < 32" ACCESSORY ARRANGEMENT INSUFFICIENT LATCH CLEARANCE NO LEVER-TYPE HARDWARE SINK ARRANGEMENT TURNING RADIUS URINAL ARRANGEMENT WATER CLOSET ARRANGEMENT		
Toilet Rooms (girls)						
1st Floor	Yes	No		ACCESSORY ARRANGEMENT CLEAR OPENING < 32" NO LEVER-TYPE HARDWARE SINK ARRANGEMENT TURNING RADIUS		

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				WATER CLOSET ARRANGEMENT INSUFFICIENT LATCH CLEARANCE		
Toilet Rooms (staff)						
1st Floor	Yes	No		ACCESSORY ARRANGEMENT CLEAR OPENING < 32" INSUFFICIENT LATCH CLEARANCE NO LEVER-TYPE HARDWARE SINK ARRANGEMENT TURNING RADIUS URINAL ARRANGEMENT WATER CLOSET ARRANGEMENT		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	4- Between Fair and Poor
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

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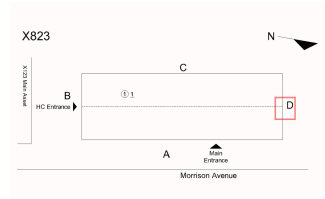
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



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

2
EACH
REPLACE
PRIORITY 4
LEVEL 2



Deficiency Photo 2
Violations

Exit 3
No photo recorded
No violations recorded

DOOR HARDWARE

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

LINTELS

Does not exist

TRANSOM/SIDE LIGHT

Does not exist

EXTERIOR WALLS

Material Type(s)

Steel

Replacement Quantity

8,200

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

8,200

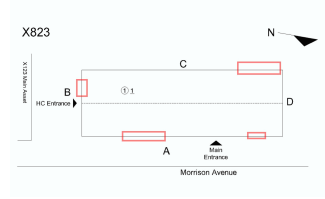
Instance Quantity Uom

S.F.

Deficiency

METAL PANEL:SEVERE DENTS

Roof Plan Reference



Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom

All Facades
35
S.F.

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Question

Response

EXTERIOR

EXTERIOR WALLS

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

REPLACE
PRIORITY 4
LEVEL 2



Facade B

No photo recorded

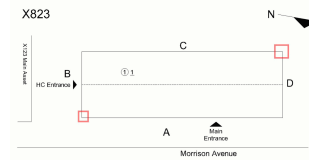
No violations recorded

Deficiency Photo 2
Violations

Deficiency

METAL PANEL:MAJOR RUSTING

Roof Plan Reference



Elevation



All Facades

15

S.F.

REPLACE
PRIORITY 4
LEVEL 2

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



Facades A/B

No photo recorded

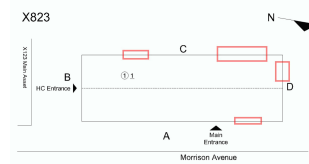
No violations recorded

Deficiency Photo 2
Violations

Deficiency

METAL PANEL:DAMAGED TRIM

Roof Plan Reference



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Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



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

Facades A, C, D
15
L.F.
REPLACE
PRIORITY 4
LEVEL 2



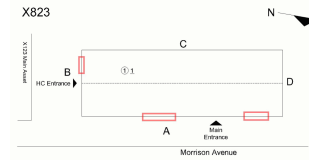
Deficiency Photo 2
Violations

Facade A
No photo recorded
No violations recorded

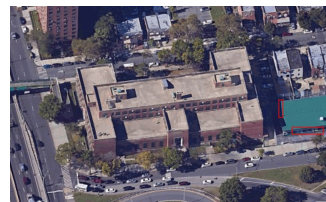
Deficiency

Roof Plan Reference

METAL PANEL:DETERIORATED JOINTS



Elevation



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

Facades A and B
30
L.F.
REPAIR
PRIORITY 4
LEVEL 2



Deficiency Photo 2

Facade A
No photo recorded

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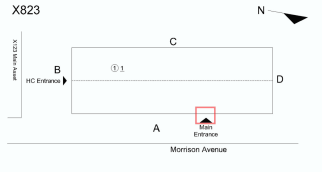

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	No violations recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	
Deficiency Quantity	35
Quantity Uom	L.F.
Potential Action	REPLACE
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
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inspected
Instance Roof Photo	
	Roof 1

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Instance Condition	2- Between Good and Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	1972
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Does not exist
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	800

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Question	Response
EXTERIOR	
WINDOWS	
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	800
Instance Quantity Uom	S.F.
Installation Year	1972
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:All Facades
Deficiency Quantity	800
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
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facade A
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance No photo recorded

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Violations	No violations recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair
VAULTS-BUNKERS	
Does not exist	
AUDITORIUM	
Does not exist	
CAFETERIA	
Does not exist	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Inspected	
Ceiling	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Quantity	Room 2, 24
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Room 24
	
	Room 2
Violations	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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 18, 24
Deficiency Quantity	40
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 Photo 1	
Deficiency Photo 2	Corridor near Room 24
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Quantity	Exit Vestibules
Quantity Uom	40
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Exit Vestibule South Side
Violations	No photo recorded
	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 24, 28
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 24
Violations	No photo recorded
	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair

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Question	Response
INTERIOR	
INTERIOR DOOR HARDWARE	
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Under construction
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Room 5
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	Room 5
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	3- Fair
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Room 6
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Ceiling	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 6
Violations	No photo recorded 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	No deficiencies recorded
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 6
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 6
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Not required

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Does the SCA expect asset to have artwork?

No