

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

Architectural Inspection

X840

Asset: P.S. 140 MINISCHOOL - BRONX, 916 EAGLE AVENUE, BRONX, NY, 10456

Inspection Id	Inspection Type	Time In	Last Edited
294	ARCHITECTURAL - SENIOR	2023-10-19 07:24AM	2024-06-12 09:56PM
313	ARCHITECTURAL - ASSOCIATE	2023-10-19 09:45AM	2023-11-27 06:34PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Keishia Blake
Principal Organization	P.S. 140 - Bronx
Meeting with Principal?	Yes
Principal Feedback	The principal had no comment regarding the physical condition of the Mini-school.
Custodian	Maurice Waldon
Was the Custodian Present?	Yes
Fireman	Lassana Fofana
Was the Fireman Present?	Yes
Building Square Footage	9,000
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	N/A
Staff Population	N/A
Comments on the Number of Classrooms	6
Weather	Fair
Facade Photo	



Facade A - Southeast View

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Main Entrance Photo



Facade A - Eagle Avenue

Roof Photo



Roof 1 - South View

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

Systems: Limited repairs and new paint at Exterior Walls and Exterior Guards.

Years: 2019

Systems: Playground Surface replaced (partial)

Years: 2015

Systems: Leader/Gutter repairs

Years: 2013

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						

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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?	No
For the spaces that do exist, are SOME of them accessible?	No

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive 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		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						
1st Floor	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor	Yes	No				

ACCESSORY
ARRANGEMENT
INSUFFICIENT LATCH
CLEARANCE
NO LEVER-TYPE
HARDWARE
SINK ARRANGEMENT
URINAL
ARRANGEMENT
TURNING RADIUS
WATER CLOSET
ARRANGEMENT

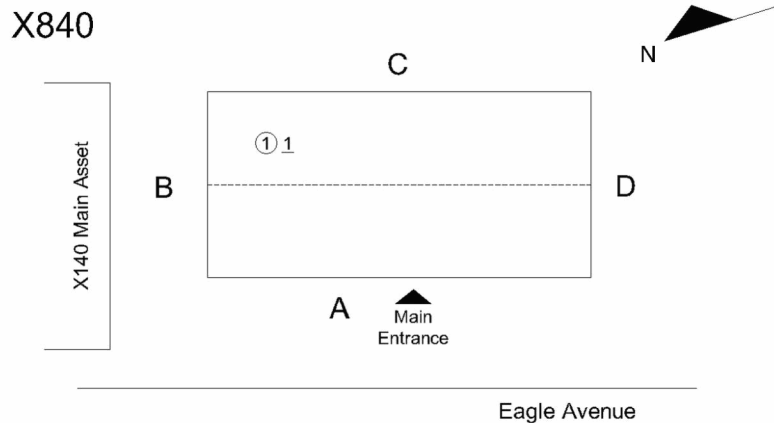
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Toilet Rooms (girls)						
1st Floor	Yes	No		CLEAR OPENING < 32" WATER CLOSET ARRANGEMENT TURNING RADIUS INSUFFICIENT LATCH CLEARANCE SINK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

Building Template



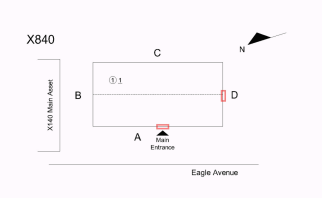

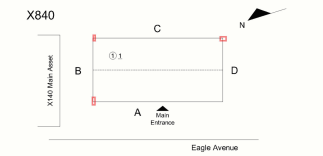
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist

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Question	Response
EXTERIOR	
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5- Poor
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 1
Violations	No photo recorded No violations recorded
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5- Poor
Instance Quantity	4,000
Instance Quantity Uom	S.F.
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

Facade A/B
35
L.F.
REPLACE
PRIORITY 4
LEVEL 2



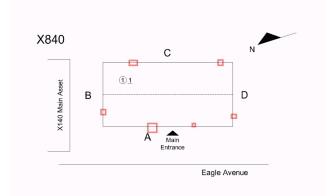
Deficiency Photo 2
Violations

Facade A /B
No photo recorded
No violations recorded

Deficiency

Roof Plan Reference

METAL PANEL:SEVERE DENTS



Elevation



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

All Facades
75
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Deficiency Photo 2

Facade A
No photo recorded

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Question

Response

EXTERIOR

EXTERIOR WALLS

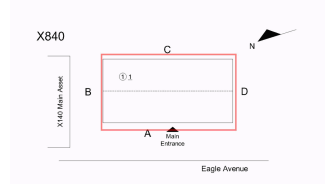
Violations

No violations recorded

Deficiency

METAL PANEL:MAJOR RUSTING

Roof Plan Reference



Elevation



Elevation Reference

All Facades

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade B

Violations

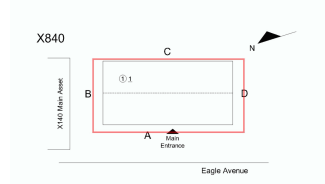
No photo recorded

Deficiency

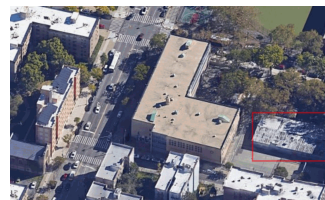
No violations recorded

Roof Plan Reference

METAL PANEL:DETERIORATED JOINTS



Elevation



Elevation Reference

All Facades

Deficiency Quantity

150

Quantity Uom

L.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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Question	Response
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EXTERIOR

EXTERIOR WALLS

Deficiency Photo 1



Facade C

Deficiency Photo 2

Violations

No photo recorded

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

Does not exist

PLAZA DECK

Does not exist

ROOF

Inspected

ROOFING

Inspected

ROOF HATCH/SMOKE HATCH

Does not exist

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Inspected

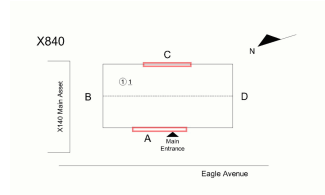
Condition

4- Between Fair and Poor

Deficiency

DAMAGED/MISSING

Deficiency Location/Instance



Deficiency Quantity

35

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade C

Deficiency Photo 2



Facade C

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Question	Response
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EXTERIOR

ROOF

ROOFING

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Violations	No violations recorded
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ROOF BARRIER/FENCE	Does not exist
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ROOF CAGE	Does not exist
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ROOFING	Inspected
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Replacement Quantity	9,400
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Replacement Uom	S.F.
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Instance on Metal:All Roofs	Inspected
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Instance Roof Photo



Roof 1

Instance Condition	5- Poor
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Instance Quantity	9,400
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Instance Quantity Uom	S.F.
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Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
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Does this Roof Instance have a Sustainable Roof System?	No
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Do solar panels exist on these roofs?	No
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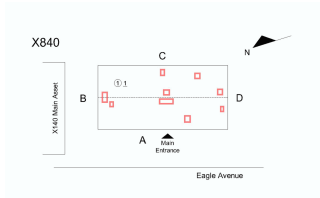
Is/Are the roof(s) suitable for Solar Panel installation?	No
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Installation Year	1972
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Source of Installation Year	Custodial Staff
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Deficiency	METAL:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
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Deficiency Location/Instance



Deficiency Quantity	100
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Quantity Uom	S.F.
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Potential Action	REPLACE
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Urgency of Action	PRIORITY 5
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Purpose of Action	LEVEL 2
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Deficiency Photo 1



Corridor near Exit 2 shown, also Exit Vestibule 2, Exit Vestibule 3, Rooms 5, 6, 7, and Main Office

Deficiency Photo 2	No photo recorded
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Violations	No violations recorded
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ROOFING DRAINS	Does not exist
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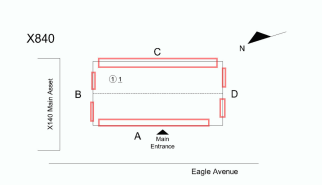

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	500
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	4- Between Fair and Poor
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	1972
Source of Installation Year	Custodial Staff
Are these windows insulated?	Yes
Deficiency	ALUMINUM - DOUBLE HUNG:DETERIORATED
Roof Plan Reference	
Elevation	
Elevation Reference	All Facades
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Room 6
Violations	No photo recorded No violations recorded
Deficiency	ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE
Roof Plan Reference	
Elevation	
Elevation Reference	All Facades
Deficiency Quantity	80
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:All Facades
Deficiency Quantity	500
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

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
	Does not exist
AUDITORIUM	
	Does not exist
CAFETERIA	
	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	4- Between Fair and Poor
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Near Main Office Vestibule, Near Corridor Exit 2, Exit 3, Rooms 5, 6, 7 and Other
Deficiency Quantity	450
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Main Office Vestibule
Violations	No photo recorded No violations recorded
Door(s)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Exit 1 Vestibule, Room 4
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 4

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	MASONRY:CRACKS/SPALLING
Deficiency Quantity	Corridor Near Rooms 1, 5
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
	Corridor Near Rooms 5
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	
	Does not exist
GYMNASIUM	
	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
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	
	Does not exist
TOILET ROOMS - STAFF	
Condition	Inspected
Ceiling	
Condition	Inspected
Deficiency	5- Poor
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Quantity	Men & Women, Near Entry
Quantity Uom	32
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Deficiency Photo 1	
Deficiency Photo 2	Near Entry
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Men & Women
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	Men & Women
Violations	No photo recorded No violations 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	Men & Women
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Men & Women

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Stalls	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
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	Boys Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations 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	Boys & Girls Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Boys Room
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