

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

Architectural Inspection

X848

Asset: P.S. 48 AX (HNTS PNT ECC1)-BRONX, 659 COSTER STREET, BRONX, NY, 10474

Inspection Id	Inspection Type	Time In	Last Edited
2963	ARCHITECTURAL - SENIOR	2024-02-05 08:10AM	2024-02-28 12:56PM
2973	ARCHITECTURAL - ASSOCIATE	2024-02-05 09:07AM	2024-02-20 09:22PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Joseph Discrecento
Principal Organization	P.S. 48 - Bronx
Meeting with Principal?	Yes
Principal Feedback	The Principal returned the questionnaire with the following comments: 1. The Wi-Fi is spotty and the phone system needs updating.
Custodian	Scott Stockhausen
Was the Custodian Present?	Yes
Fireman	Luis Jimenez (cleaner)
Was the Fireman Present?	Yes
Building Square Footage	10,000
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	1970
Student Population	66
Staff Population	11
Comments on the Number of Classrooms	8
Weather	Fair
Facade Photo	



Coster Street - West View

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Main Entrance Photo



Facade A - Coster Street

Roof Photo



Roof 1 - Southwest View from Main Asset X048

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Roofing, Roof Drains, Parapet, Roof Barrier, Windows/Guards replacement (full)

Years: 2015

Systems: Exterior Door Replacement

Years: 2010

Have there been any New Building Additions?

No New Construction

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						

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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?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	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		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						
1st Floor	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
1st Floor	Yes	Yes				
Pool	No					
Science Lab	No					

Toilet Rooms (boys)

1st Floor - Unisex	Yes	No				
				INSUFFICIENT LATCH CLEARANCE TURNING RADIUS WATER CLOSET ARRANGEMENT SINK ARRANGEMENT		

Toilet Rooms (girls)

1st Floor - Unisex	Yes	No				
				SINK ARRANGEMENT TURNING RADIUS		

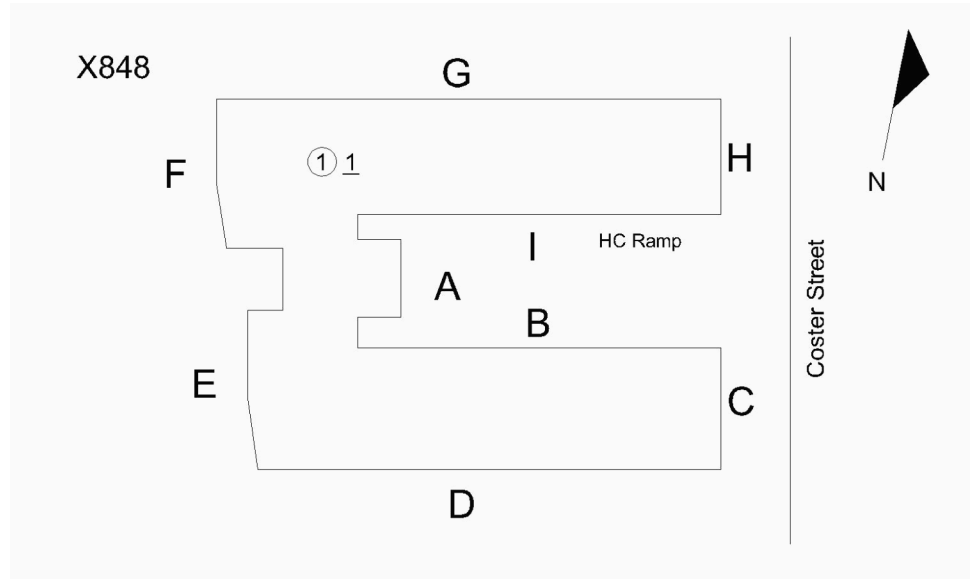
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				WATER CLOSET ARRANGEMENT INSUFFICIENT LATCH CLEARANCE		
Toilet Rooms (staff)						
1st Floor	Yes	No		ACCESSORY ARRANGEMENT SINK ARRANGEMENT INSUFFICIENT LATCH CLEARANCE TURNING RADIUS 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2- Between Good and Fair
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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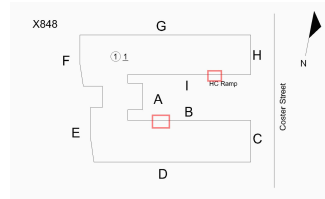
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



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

Exit 5

Violations

No photo recorded

No violations recorded

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

Does not exist

EXTERIOR WALLS

Inspected

Material Type(s)

Masonry

Replacement Quantity

7,500

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

7,500

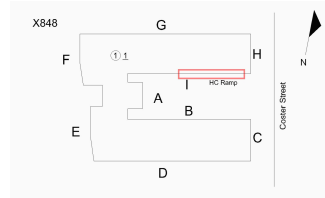
Instance Quantity Uom

S.F.

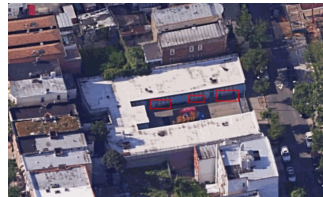
Deficiency

BRICK:DETERIORATED JOINTS

Roof Plan Reference



Elevation



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Question	Response
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EXTERIOR

EXTERIOR WALLS

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

Facade I
 40
 S.F.
 REPOINT
 PRIORITY 3
 LEVEL 2



Near Exit 5

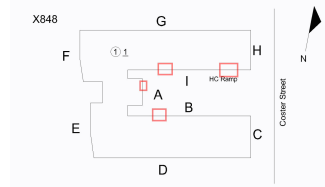
Deficiency Photo 2
 Violations

No photo recorded
 No violations recorded

Deficiency

CONCRETE MASONRY UNIT:MINOR CRACKS AND SPALLING

Roof Plan Reference



Elevation



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

Facades A, B and I
 15
 S.F.
 RESTITCH
 PRIORITY 3
 LEVEL 2



Near Exit 3

Deficiency Photo 2
 Violations

No photo recorded
 No violations recorded

Deficiency

CONCRETE MASONRY UNIT:MAJOR / THRU CRACKS

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Rooftop Reference	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 1
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	Inspected
Material Type(s)	Masonry
Replacement Quantity	3,000
Replacement Uom	C.F.
Instance on Facades D, E, F, and G	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	3,000
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not exist
ROOF BARRIER/FENCE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist

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Question	Response
EXTERIOR	
ROOF	
ROOFING	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	2- Between Good and Fair
Instance Quantity	10,000
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?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2015
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	15
Quantity Uom	S.F.

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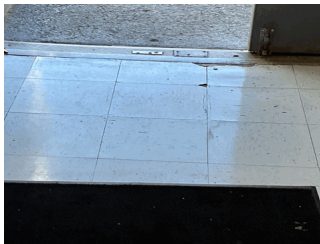
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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	700
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	700
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	No deficiencies 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	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist

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Question	Response
INTERIOR	
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 101, 105, 115
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 101 No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Main Entrance Vestibule, Rooms 102, 103, 117
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance Vestibule No photo recorded
Violations	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist

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Question	Response
INTERIOR	
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Prep Area
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	Prep Area
Violations	No photo recorded No violations recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Stalls	
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	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Near Main Entrance Lobby
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	Near Main Entrance Lobby
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
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	
	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	
	Does not exist
DRAINAGE SYSTEM FOR SOIL	
	Does not exist
DRINKING FOUNTAINS	
	Does not exist

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Question	Response
SITE	
FENCES	Inspected
Condition	3- Fair
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	Coster Street
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	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	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Schoolyard
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Schoolyard
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	LOCALIZED SINK AREA

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Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Deficiency Location/Instance	Near Exit 2, 3
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 3 No photo recorded
Violations	No violations recorded
Concrete	Does not exist
Pavers	Does not exist
Site Sidewalks & Walkways	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Coster Street
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	Coster Street No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Coster Street
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	Coster Street
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	
Instance on Near the Main Entrance	Inspected
Benches	
Instance on Near the Main Entrance	Does not exist
Fence	
Instance on Near the Main Entrance	Does not exist
Pavement	
Instance on Near the Main Entrance	Does not exist
Play Equipment	
Instance on Near the Main Entrance	Inspected
Instance Condition	5- Poor
Deficiency	BROKEN/DETERIORATED/MISSING
Deficiency Location/Instance	Schoolyard
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	Schoolyard
Violations	No photo recorded No violations recorded
Safety Surfacing	
Instance on Near the Main Entrance	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Near the Main Entrance	Does not exist
PLAYING SURFACE	
	Does not exist
RETAINING WALLS	
Condition	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	2- Between Good and Fair No

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Question	Response
SITE	
RETAINING WALLS	
Deficiency	No deficiencies recorded
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No