

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

Architectural Inspection

X873

Asset: P.S. 73 MINISCHOOL - BRONX, 1020 ANDERSON AVENUE, BRONX, NY, 10452

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|---------------------------|--------------------|--------------------|
| 3249 | ARCHITECTURAL - SENIOR | 2024-02-15 07:23AM | 2024-06-12 04:10PM |
| 3305 | ARCHITECTURAL - ASSOCIATE | 2024-02-15 08:21AM | 2024-03-25 03:08PM |

Asset Data

| Question | Answer |
|--|---|
| Was the Building Fully Accessible for Inspection? | Yes |
| Principal(s) Information | |
| Principal Name | Vivian Bueno |
| Principal Organization | P.S. 73 - Bronx |
| Meeting with Principal? | Yes |
| Principal Feedback | The Principal had no comments about the condition of the building at this time. |
| Custodian | Gregory Walters |
| Was the Custodian Present? | Yes |
| Fireman | Robert Ortiz |
| Was the Fireman Present? | No |
| Building Square Footage | 6,000 |
| 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 | 1969 |
| Student Population | 0 |
| Staff Population | 0 |
| Comments on the Number of Classrooms | 6 |
| Weather | Fair |
| Facade Photo | |



Facades C and D - Northwest View

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Main Entrance Photo



Facade A - Facing Main Asset

Roof Photo



Roof 1 - South Viewed from Main Asset X073

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: Roof repairs (partial); Windows replacement - Facade C

Years: 2009

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? No

| Physical Breakdown Structure | Exists | Complies | Required | Deficiency | Assistive Listening System | Fire Alarm Strobe |
|------------------------------|--------|----------|----------|------------|----------------------------|-------------------|
|------------------------------|--------|----------|----------|------------|----------------------------|-------------------|

PROGRAMMATIC ACCESSIBILITY

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| Physical Breakdown Structure | Exists | Complies | Required | Deficiency | Assistive Listening System | Fire Alarm Strobe |
|--------------------------------------|--------|----------|----------|-------------------------|----------------------------|-------------------|
| Exterior Routes | | | | | | |
| Exterior Entrances & Exits | | No | | SADDLE HEIGHT > 1/2" | | |
| Exterior H/C Lifts | No | | No | | | |
| Exterior Ramps and Railings | No | | Yes | | | |
| 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 | No | | NOT ON ACCESSIBLE ROUTE | | |
| 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) | | | | | | |
| None on Accessible Route | Yes | No | | NOT ON ACCESSIBLE ROUTE | | |
| Toilet Rooms (girls) | | | | | | |
| None on Accessible Route | Yes | No | | NOT ON ACCESSIBLE ROUTE | | |
| Toilet Rooms (staff) | | | | | | |
| None on Accessible Route | Yes | No | | NOT ON ACCESSIBLE ROUTE | | |

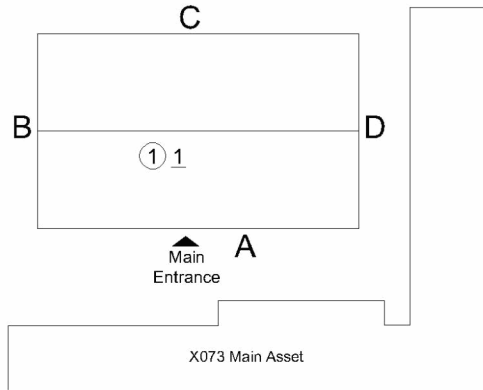
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Building Template

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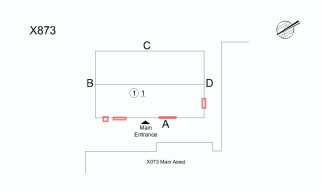

Inspection

| Question | Response |
|------------------------------|--|
| Architectural | |
| EXTERIOR | Inspected |
| AREAWAY | Does not exist |
| AWNINGS AND CANOPIES | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CHIMNEY | Inspected |
| Material Type(s) | Metal |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| COPING | Does not exist |
| CORNICE | Does not exist |
| DOORS | Inspected |
| DOORS AND FRAMES | Inspected |
| Condition | 3- Fair |
| Deficiency | METAL CLAD:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION |
| Deficiency Location/Instance | |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 4 |
| Purpose of Action | LEVEL 2 |

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| Question | Response |
|---------------------------------------|--|
| EXTERIOR | |
| DOORS | |
| DOORS AND FRAMES | |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Exit 3 (cracked saddle) |
| 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, Steel |
| Replacement Quantity | 4,000 |
| Replacement Uom | S.F. |
| Instance on Masonry - Facades A and D | Inspected |
| Instance Condition | 3- Fair |
| Instance Quantity | 2,000 |
| Instance Quantity Uom | S.F. |
| Deficiency | CONCRETE MASONRY UNIT:MINOR CRACKS AND SPALLING |
| Roof Plan Reference |  |
| Elevation |  |
| Elevation Reference | Facade A and D |
| Deficiency Quantity | 75 |
| Quantity Uom | S.F. |
| Potential Action | RESTITCH |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |

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| Question | Response |
|---|--|
| EXTERIOR | |
| EXTERIOR WALLS | |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Facade A |
| Violations | No photo recorded |
| Deficiency | No violations recorded |
| Roof Plan Reference | CONCRETE MASONRY UNIT:DETERIORATED JOINTS |
| Elevation |  |
| Elevation Reference |  |
| Deficiency Quantity | Facade A and D |
| Quantity Uom | 1,000 |
| Potential Action | S.F. |
| Urgency of Action | REPOINT |
| Purpose of Action | PRIORITY 3 |
| Deficiency Photo 1 | LEVEL 2 |
| |  |
| Deficiency Photo 2 | Facade A |
| Violations | No photo recorded |
| Instance on Metal Panel - Facades B and C | No violations recorded |
| Instance Condition | Inspected |
| Instance Quantity | 2- Between Good and Fair |
| Instance Quantity Uom | 2,000 |
| Deficiency | S.F. |
| | No deficiencies 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 |

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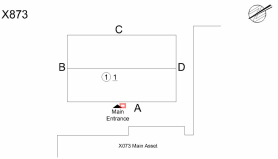

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| Question | Response |
|---|--|
| EXTERIOR | |
| PLAZA DECK | Does not exist |
| ROOF | Inspected |
| ROOFING | Inspected |
| ROOF HATCH/SMOKE HATCH | Does not exist |
| LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS | Inspected |
| Condition | 3- Fair |
| Deficiency | DAMAGED/MISSING |
| Deficiency Location/Instance |  |
| Deficiency Quantity | 40 |
| 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 | 7,000 |
| Replacement Uom | S.F. |
| Instance on Metal:Roof 1 | Inspected |
| Instance Condition | 3- Fair |
| Instance Quantity | 7,000 |
| 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? | No |
| Installation Year | 1969 |
| Source of Installation Year | Custodial Staff |
| Deficiency | METAL:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE |
| Deficiency Location/Instance |  |
| Deficiency Quantity | 15 |

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| Question | Response |
|-----------------------------------|--|
| EXTERIOR | |
| ROOF | |
| ROOFING | |
| ROOFING | |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 13 |
| Violations | No photo recorded No violations 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 | 3- Fair |
| Deficiency | RUST - MAJOR |
| Deficiency Location/Instance | X873  |
| 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 | Main Entrance |
| Violations | No photo recorded No violations recorded |
| STAIRS/RAMPS | Inspected |

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| Question | Response |
|----------|----------|
|----------|----------|

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

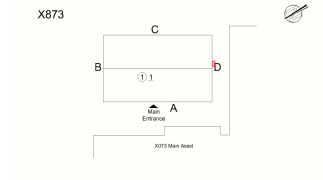
Condition

3- Fair

Deficiency

CONCRETE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Main Entrance

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

WINDOWS

Inspected

Replacement Quantity

300

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

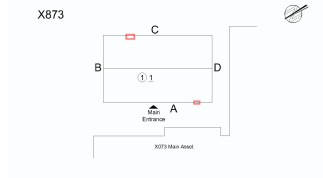
Condition

2- Between Good and Fair

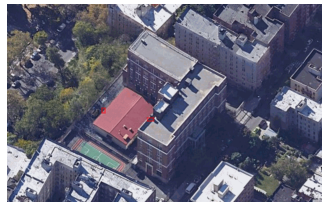
Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan Reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3



Purpose of Action

LEVEL 2

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| Question | Response |
|--|--|
| EXTERIOR | |
| WINDOWS | |
| EXTERIOR GUARDS | |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Facade A |
| Violations | No photo recorded No violations recorded |
| LINTELS | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| WINDOWS | Inspected |
| Material Type(s) | Aluminum |
| Instance on Aluminum - Other:Facades A and C | Inspected |
| Instance Condition | 2- Between Good and Fair |
| Instance Quantity | 300 |
| Instance Quantity Uom | S.F. |
| Installation Year | 2009 |
| 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 | 3- Fair |
| Deficiency | CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED |
| Deficiency Location/Instance | Exterior |
| Deficiency Quantity | 75 |
| Quantity Uom | S.F. |
| Potential Action | REPAIR |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 5 |
| Deficiency Photo 1 |  |

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| Question | Response |
|--|--|
| INTERIOR | |
| STRUCTURAL | |
| FOUNDATION WALLS | |
| Deficiency Photo 2 | Facade D |
| Violations | No photo recorded No violations recorded |
| ROOF STRUCTURE | |
| Condition | Inspected 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 | |
| Condition | Inspected 2- Between Good and Fair |
| Deficiency | ACOUSTIC TILES:DAMAGED/MISSING |
| Deficiency Location/Instance | Corridor Near Room 15 |
| 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 | Corridor Near Room 15 |
| Violations | No photo recorded No violations recorded |
| Deficiency | ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK |
| Deficiency Location/Instance | Room 13 |
| Deficiency Quantity | 10 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 13 |
| Violations | No photo recorded No violations recorded |
| Door(s) | |
| Condition | Inspected 5- Poor |
| Deficiency | METAL:DAMAGED LOUVER |
| Deficiency Location/Instance | Rooms 12, 14, 15 |

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| Question | Response |
|--|--|
| INTERIOR | |
| CLASSROOMS/CORRIDORS/ADMIN SPACES | |
| Door(s) | |
| 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 14 |
| Violations | No photo recorded No violations recorded |
| Floor Finish | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | VINYL TILES:BROKEN/DETERIORATED/MISSING TILES |
| Deficiency Location/Instance | Corridor Near Room 2, 13, Rooms 12, 14, 15 and Others |
| Deficiency Quantity | 35 |
| 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 2 |
| Violations | No photo recorded No violations recorded |
| Deficiency | CERAMIC TILE:BROKEN/MISSING TILES |
| Deficiency Location/Instance | Exit 1 Vestibule |
| 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 | Exit 1 Vestibule |
| | No photo recorded |

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| Question | Response |
|--|--|
| INTERIOR | |
| CLASSROOMS/CORRIDORS/ADMIN SPACES | |
| Floor Finish | |
| Violations | No violations recorded |
| Walls | |
| Condition | 2- Between Good and Fair |
| Deficiency | MASONRY:CRACKS/SPALLING |
| Deficiency Location/Instance | Rooms 13, 14 |
| Deficiency Quantity | 25 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 13 |
| Violations | No photo recorded No violations 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 |
| 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 | Inspected |
| Ceiling | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Door(s) | Inspected |
| Condition | 5- Poor |
| Deficiency | METAL:DETERIORATED DOOR |
| Deficiency Location/Instance | Rooms 2, 3 |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |

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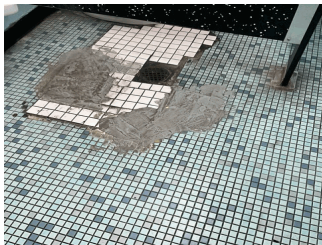
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| Question | Response |
|--------------------------------|--|
| INTERIOR | |
| TOILET ROOMS - STAFF | |
| Door(s) | |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 3 |
| Violations | No photo recorded No violations recorded |
| Floor Finish | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Stalls | Inspected |
| Condition | 5- Poor |
| Deficiency | RUST - MAJOR |
| Deficiency Location/Instance | Rooms 2, 3 |
| Deficiency Quantity | 2 |
| Quantity Uom | EACH |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 3 |
| Violations | No photo recorded No violations recorded |
| Walls | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| TOILET ROOMS - STUDENTS | |
| Ceiling | Inspected |
| Condition | 3- Fair |
| Deficiency | GYPSUM BOARD:DAMAGED/DETERIORATED |
| Deficiency Location/Instance | Room 4 |
| Deficiency Quantity | 15 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |

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|--------------------------------|--|
| INTERIOR | |
| TOILET ROOMS - STUDENTS | |
| Ceiling | |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 4 |
| Violations | No photo recorded No violations recorded |
| Door(s) | Inspected |
| Condition | 5- Poor |
| Deficiency | METAL:DETERIORATED DOOR |
| Deficiency Location/Instance | Rooms 4, 5 |
| 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 | Room 5 |
| Violations | No photo recorded No violations recorded |
| Floor Finish | Inspected |
| Condition | 2- Between Good and Fair |
| Deficiency | CERAMIC TILE:BROKEN/MISSING TILES |
| Deficiency Location/Instance | Room 4 |
| Deficiency Quantity | 15 |
| Quantity Uom | S.F. |
| Potential Action | REPLACE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo 1 |  |
| Deficiency Photo 2 | Room 4 |
| Violations | No photo recorded No violations recorded |
| Stalls | Inspected |

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| Question | Response |
|--------------------------------|--------------------------|
| INTERIOR | |
| TOILET ROOMS - STUDENTS | |
| Stalls | |
| Condition | 2- Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Walls | |
| 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