

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

Architectural Inspection

X923

Asset: P.S. 103 TEMP. C.R. BLDG. - BRONX, 4125 CARPENTER AVENUE, BRONX, NY, 10466

Inspection Id	Inspection Type	Time In	Last Edited
3588	ARCHITECTURAL - SENIOR	2024-02-29 07:05AM	2024-03-05 12:30PM
3605	ARCHITECTURAL - ASSOCIATE	2024-02-29 07:16AM	2024-02-29 05:03PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Exterior Electrical Panel enclosure (no key)
Principal(s) Information	
Principal Name	Farid Reyes
Principal Organization	P.S. 103 - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Andrew Brereton
Was the Custodian Present?	No
Fireman	Kieran Casey
Was the Fireman Present?	Yes
Building Square Footage	11,000
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	1997
Student Population	245
Staff Population	30
Comments on the Number of Classrooms	12
Weather	Fair
Facade Photo	



Bronx Boulevard - Northwest View

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

Architectural Inspection

X923

Main Entrance Photo



Facade A - South View

Roof Photo



Roof 1 - Northwest 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: Two Exterior Door replacement, Limited roofing Repairs.

Years: 2018

Systems: Complete Exterior Door replacement, Limited Roofing and Leaders repairs.

Years: 2012

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						

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

Architectural Inspection

X923

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?	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	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)

Unisex in each Classroom	Yes	Yes				
--------------------------	-----	-----	--	--	--	--

Toilet Rooms (girls)

Unisex in each Classroom	Yes	Yes				
--------------------------	-----	-----	--	--	--	--

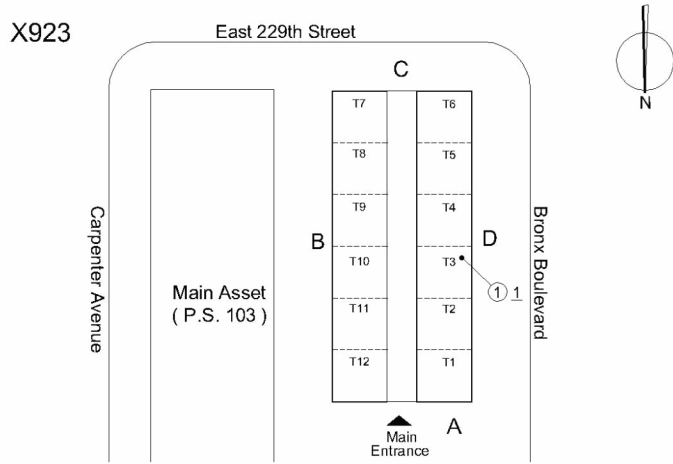
Toilet Rooms (staff)	No					
-----------------------------	----	--	--	--	--	--

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

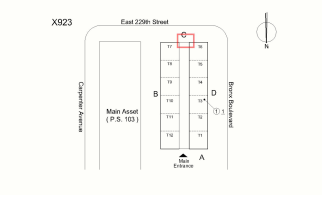

Architectural Inspection

X923

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
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 4
Violations	No photo recorded No violations recorded

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

Architectural Inspection

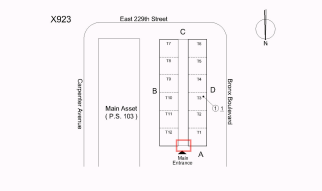

X923

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

EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Deficiency Location/Instance Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION  2 EACH MAINTENANCE PRIORITY 3 LEVEL 2  Main Entrance No photo recorded No violations recorded
Deficiency Photo 2 Violations	No photo recorded No violations recorded

DOOR HARDWARE

Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

LINTELS

Does not exist

TRANSOM/SIDE LIGHT

Does not exist

EXTERIOR WALLS

Material Type(s)	Steel
Replacement Quantity	4,300
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5- Poor
Instance Quantity	4,300
Instance Quantity Uom	S.F.

Deficiency	METAL PANEL:DAMAGED TRIM
Roof Plan Reference	

Elevation	
Elevation Reference	Facades A and C

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

Architectural Inspection

X923

Question **Response**

EXTERIOR

EXTERIOR WALLS

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

30
L.F.
REPLACE
PRIORITY 4
LEVEL 2



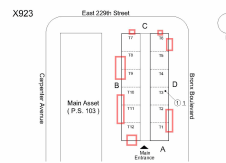
Facade A

Deficiency Photo 2
Violations

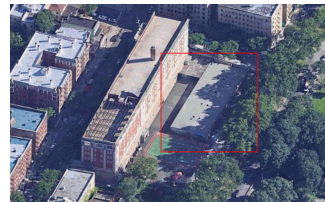
No photo recorded
No violations recorded

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
300
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade B

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

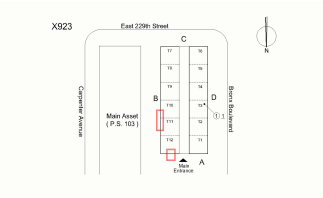

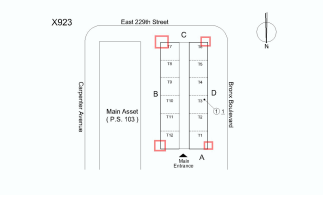
Deficiency

METAL PANEL:DETERIORATED JOINTS

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

Architectural Inspection

X923

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Rooftop Reference	
Elevation	
Elevation Reference	Facades A and B
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	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	3- Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	
Deficiency Quantity	35
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4

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

Architectural Inspection

X923

Question	Response
EXTERIOR	
ROOF	
ROOFING	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade D
Violations	No photo recorded No violations recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	11,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	11,000
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	1997
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:FLASHING:DRIP EDGE/GRAVEL STOP DAMAGED
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	L.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

X923

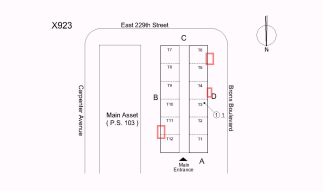
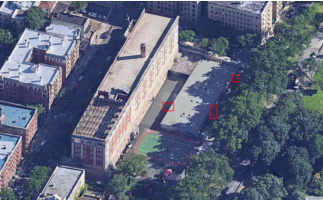

Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room T9
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Quantity	Modified Bitumen:Roof 1
Quantity Uom	11,000
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Deficiency Photo 2	LEVEL 2
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



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

Architectural Inspection

X923

Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	360
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	3- Fair
Deficiency	RUST - MAJOR
Roof Plan Reference	
Elevation	
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	No photo recorded
Violations	No violations recorded
Facade D	
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades A and C	Inspected
Instance Condition	3- Fair
Instance Quantity	360
Instance Quantity Uom	S.F.
Installation Year	1997
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	ALUMINUM - OTHER:AIR/WATER INFILTRATION

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

Architectural Inspection



X923

Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Roof Plan Reference	
Elevation	
Elevation Reference	Facade D
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE TRIM, SILLS OR WEATHERSTRIPPING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
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	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
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair

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

Architectural Inspection

X923

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency	No deficiencies recorded
Door(s)	
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room T7
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 T7
Violations	No photo recorded
Violations	No violations recorded
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Room T10
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 T10
Violations	No photo recorded
Violations	No violations recorded
Floor Finish	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Room T1, T04, T07
Deficiency Quantity	40
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

X923

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room T1
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Quantity	Corridor near Room T11
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Corridor near Room T11
Violations	No photo recorded
	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
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	Does not exist
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

X923

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
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	Does not exist
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

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

X923

Does the SCA expect asset to have artwork?

No