

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

**Architectural Inspection**

**X927**

**Asset:** P.S. 927 - BRONX, 1455 WEBSTER AVENUE, BRONX, NY, 10456

Inspection Id	Inspection Type	Time In	Last Edited
4447	ARCHITECTURAL - ASSOCIATE	2024-04-04 10:23AM	2024-04-04 10:56AM
4449	ARCHITECTURAL - SENIOR	2024-04-04 08:20AM	2024-05-07 02:08PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Shante Chunn
Principal Organization	X723 SPED - Bronx
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Eduardo Mejia
Was the Custodian Present?	Yes
Fireman	None
Was the Fireman Present?	No
Building Square Footage	5,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	7+C+SC
Comments on the Year Built	2005
Student Population	25
Staff Population	22
Comments on the Number of Classrooms	6
Weather	Fair
Facade Photo	



Webster Avenue - North View

Main Entrance Photo



Facade A - Webster Avenue

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Roof Photo	Not taken
Do Stormwater Management/Green Infrastructure systems exist?	No
Type	No Storm Water Management Type Selected
Have any Systems/Major Building Components been upgraded?	No System Upgraded
Have there been any New Building Additions?	No New Construction
Tandem	No Tandem
Leased Space?	Yes
Year Leased	2017
Inspection Type	Partial Inspection

**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?	Yes
Are All floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

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	No		No	
Interior Corridors & Lobbies		Yes		
Interior Elevators	Yes	Yes		
Interior Lobby Doors And Hardware		Yes		

**Interior Ramps**

Interior Ramps	No			
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**Rooms & Spaces**

Art Rooms	No			
Auditorium	No			
Cafeteria	No			
Classrooms				
2nd Floor	Yes	Yes		
Computer Rooms	No			
Gymnasium	No			
Library	No			
Main Office				
Room 5	Yes	Yes		

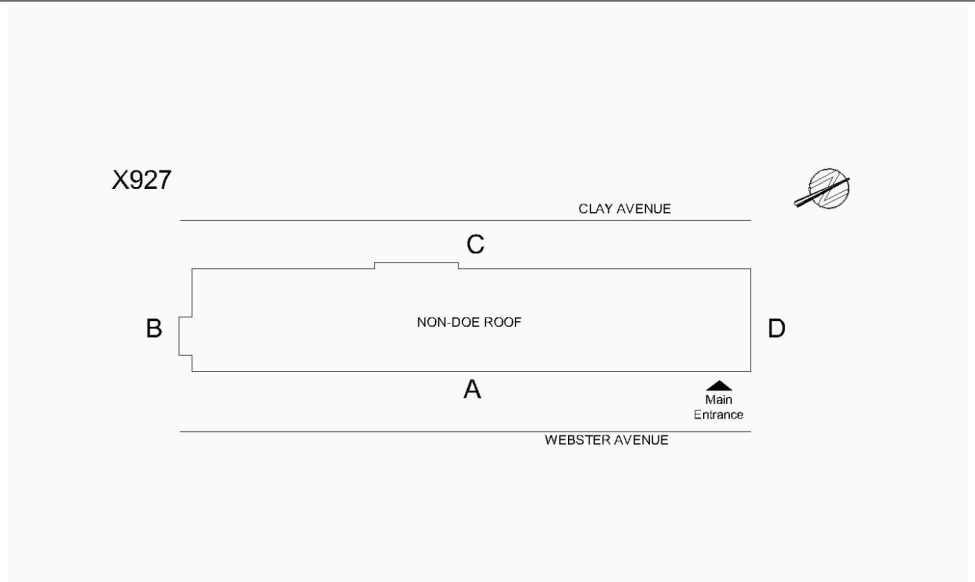
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Multi-purpose Room</b>						
Room 7	Yes	Yes			No	Yes
<b>Nurse's Office</b>						
Room 3	Yes	Yes				
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						
Level C, Unisex	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
Level C, Unisex	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
Level C, Unisex	Yes	Yes				

**Building Template**



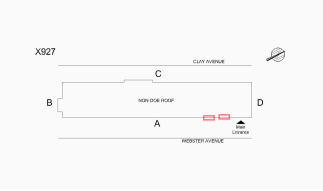


**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Does not exist
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2- Between Good and Fair

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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>TRANSOM/SIDE LIGHT</b>	
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	3,200
Replacement Uom	S.F.
Instance on Facade A	Inspected
Instance Condition	3- Fair
Instance Quantity	3,200
Instance Quantity Uom	S.F.
Deficiency	BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE
RooF Plan Reference	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 4 shown, also Room 2
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Not required
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Not required
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist
<b>WINDOWS</b>	Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
Replacement Quantity	400
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	
	Does not exist
<b>LINTELS</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	
Material Type(s)	Inspected Aluminum
Instance on Aluminum - Double Hung:Facade A	Inspected
Instance Condition	3- Fair
Instance Quantity	400
Instance Quantity Uom	S.F.
Installation Year	2005
Source of Installation Year	Inspector Estimate
Are these windows insulated?	Yes
Deficiency	ALUMINUM - DOUBLE HUNG:INOPERABLE BALANCE
Roof Plan Reference	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>INTERIOR</b>	
<b>POOLS</b>	
	Does not exist
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	
	Inspected

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	
	Not required
<b>VAULTS-BUNKERS</b>	
	Does not exist
<b>AUDITORIUM</b>	
	Does not exist
<b>CAFETERIA</b>	
	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Rooms 5, 8, Room 5
Deficiency Quantity	32
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 5
Violations	No photo recorded
	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Rooms 2, 4
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 4
Violations	No photo recorded
	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Room 1A
Deficiency Quantity	10

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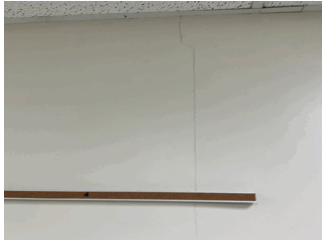

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 1A
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 12
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	Room 12
Violations	No photo recorded No violations recorded
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 1A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
	Room 1A
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Rooms2, 4, 6, 8
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 6
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not exist
<b>KITCHEN</b>	Does not exist
<b>LIBRARY</b>	Does not exist
<b>LOCKER ROOM</b>	Does not exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on Room 7	Inspected
<b>Ceiling</b>	
Instance on Room 7	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Center of Room & Near Entry
Deficiency Quantity	16
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Center of Room



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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Ceiling</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Door(s)</b>	
Instance on Room 7	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 7	Does not exist
<b>Floor Finish</b>	
Instance on Room 7	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 7	Does not exist
<b>Stage</b>	
Instance on Room 7	Does not exist
<b>Walls</b>	
Instance on Room 7	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 7	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SHOWER ROOM</b>	
	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Inspected
	No
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Door(s)</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Partition</b>	
	Does not exist
<b>Railings</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Stairs and Landings</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Walls</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>TOILET ROOMS - STAFF</b>	
	Inspected
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Quantity	Men's Room
Quantity Uom	10
	S.F.

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Men's Room
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not exist

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Webster Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Webster Avenue No photo recorded
Violations	No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

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Does the SCA expect asset to have artwork?

No