

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

Architectural Inspection

X980

Asset: P.S. 204 ANNEX - BRONX, 1732 DAVIDSON AVENUE, BRONX, NY, 10453

Inspection Id	Inspection Type	Time In	Last Edited
4065	ARCHITECTURAL - ASSOCIATE	2024-03-19 10:51AM	2024-03-19 11:48AM
4087	ARCHITECTURAL - SENIOR	2024-03-19 07:33AM	2024-06-05 07:44PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Suri Singh
Principal Organization	Susan E. Wagner Day School
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments or concerns regarding the condition of their asset.
Custodian	Landlord Lease
Was the Custodian Present?	No
Fireman	William Bennett
Was the Fireman Present?	Yes
Building Square Footage	7,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	2+B+SB
Comments on the Year Built	1970
Student Population	60
Staff Population	12
Comments on the Number of Classrooms	4
Weather	Fair
Facade Photo	



Davidson Avenue - Northeast View

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Main Entrance Photo



Facade A - Davidson Avenue

Roof Photo



Roof 1 - Southeast View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Partial roof repairs

Years: 2018

Systems: Partial roof repairs

Years: 2015

Systems: HC toilet room conversions

Years: 2010

Systems: HC toilet room conversions

Years: 2010

Systems: New roofs and flashing, Parapet repointing

Years: 2009

Systems: New windows and exterior guards

Years: 1996

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2009

Inspection Type

Full 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

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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	Yes	Yes				

Rooms & Spaces

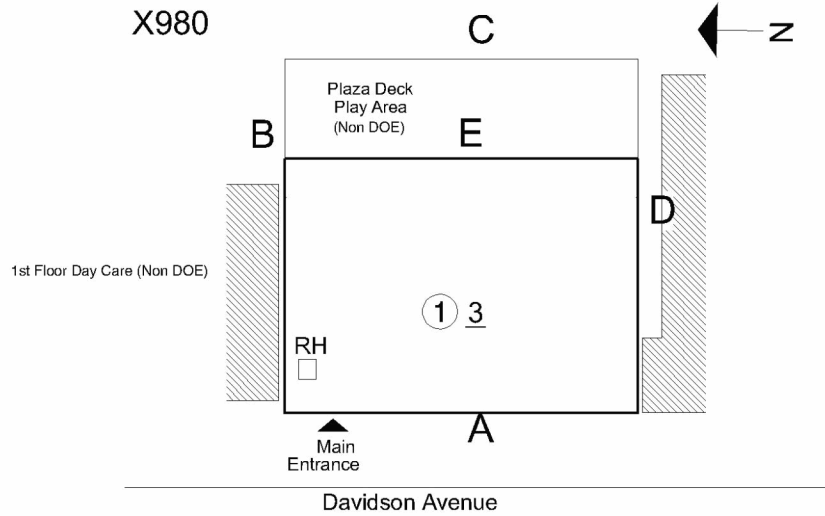
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
2nd Floor Classrooms	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 11	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Unisex - 2nd floor	Yes	Yes				
Toilet Rooms (girls)						
Unisex - 2nd floor	Yes	Yes				
Toilet Rooms (staff)						
2nd Floor	Yes	Yes				

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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	No deficiencies 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	3,500
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	3,500
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED JOINTS

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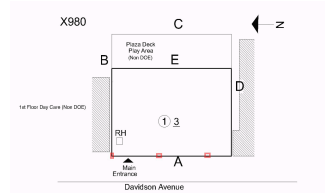
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade A

Violations

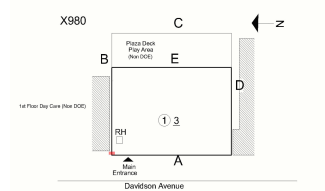
No photo recorded

No violations recorded

Deficiency

STUCCO CEMENT SURFACE:CRACKS, SPALLING

Roof Plan Reference



Elevation



Elevation Reference

Facade B

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4


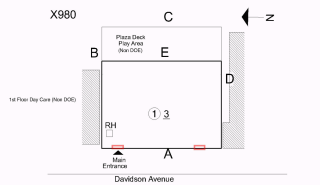
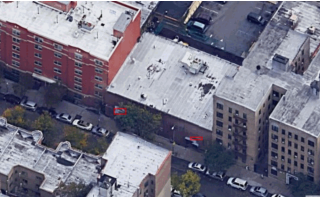

Purpose of Action

LEVEL 2

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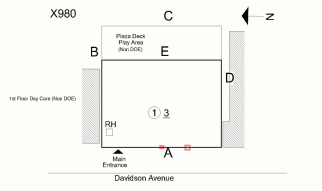

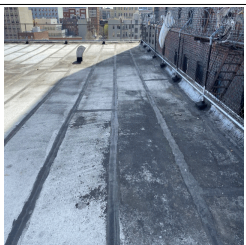
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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	
Condition	Inspected 2- Between Good and Fair
Deficiency	STUCCO/PLASTER:MINOR CRACKS/SPALLING
Roof Plan Reference	
Elevation	
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	Exit 2
Violations	No photo recorded No violations recorded
LOADING DOCK	
	Does not exist
LOUVER	
Condition	Inspected 2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	
Material Type(s)	Inspected Masonry
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on Facade A	Inspected
Instance Condition	2- Between Good and Fair

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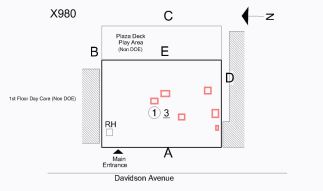

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Question	Response
EXTERIOR	
PARAPETS	
Instance Quantity	1,000
Instance Quantity Uom	CF
Deficiency	BRICK:MINOR CRACKS, SPALLING
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
PLAZA DECK	Not required
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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
ROOFING	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	4- Between Fair and Poor
Instance Quantity	7,000
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
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	2008
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:ROOFING:DELAMINATION
Deficiency Location/Instance	
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITH MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	400
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

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Question	Response
EXTERIOR	
WINDOWS	
LINTELS	
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	400
Instance Quantity Uom	S.F.
Installation Year	1996
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
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Stair B/2, Rooms 3, 7, 8
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	Corridor near Stair B/2
Violations	No photo recorded
	No violations recorded
Door(s)	Inspected

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Room 7
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 7 No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Rooms 10, 11, 12
Deficiency Quantity	30
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 12 No photo recorded
Violations	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

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Question	Response
INTERIOR	
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
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
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	2nd Floor
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	2nd Floor
Violations	No photo recorded No violations 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
TOILET ROOMS - STUDENTS	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
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
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	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Does not exist
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Davidson Avenue
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	Along Davidson Avenue
Violations	No photo recorded No violations recorded
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along Davidson Avenue
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Davidson Avenue
Violations	No photo recorded No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
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