

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

**Architectural Inspection**

**X982**

**Asset:** P.S. 197 TEMP. C.R. BLDG S - BRONX, 1250 WARD AVENUE, BRONX, NY, 10472

Inspection Id	Inspection Type	Time In	Last Edited
5041	ARCHITECTURAL - SENIOR	2024-04-29 07:09AM	2024-05-05 09:19AM
5054	ARCHITECTURAL - ASSOCIATE	2024-04-29 09:05AM	2024-05-01 07:48AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Richard Webster
Principal Organization	P.S. 195
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Hugo Velastegui
Was the Custodian Present?	Yes
Fireman	Ricardo Ramos
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	1999
Student Population	175
Staff Population	15
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



Manor Avenue - Southwest View

Main Entrance Photo



Facade A - Ward Avenue

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Roof Photo




Manor Avenue - Southwest 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: Roofing repairs (partial)  
Years: 2019  
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
Yes	Protruding Elements	Broken handrail ends are protruding and create a safety hazard.	Railings	Main entrance (Exit 14)	Hugo Velastegui	Custodian	

**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?	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
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**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	Yes	Yes				

**Interior Routes**

Corridor and Lobby H/C Lifts	No		No			
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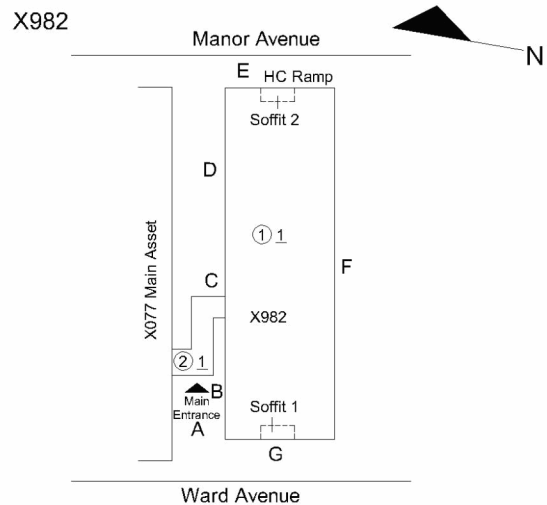
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	Yes	Yes				
<b>Rooms &amp; Spaces</b>						
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)						
1st Floor	Yes	Yes				
Toilet Rooms (girls)						
1st Floor	Yes	Yes				
Toilet Rooms (staff)						
1st Floor	Yes	Yes				

**Building Template**



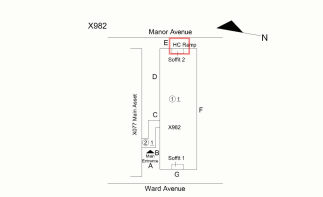

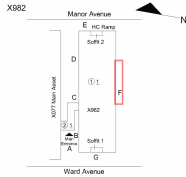
**Inspection**

Question	Response
Architectural	
EXTERIOR	Inspected

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Question	Response
<b>EXTERIOR</b>	
<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	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
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 12
Violations	No photo recorded No violations recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>TRANSOM/SIDE LIGHT</b>	Does not exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel
Replacement Quantity	5,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	5,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:DETERIORATED JOINTS
Roof Plan Reference	

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



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

Facade F  
20  
L.F.  
REPAIR  
PRIORITY 4  
LEVEL 2



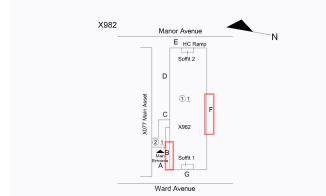
Deficiency Photo 2  
Violations

Facade F  
No photo recorded  
No violations recorded

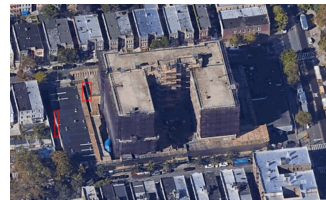
Deficiency

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

Facades B and F  
15  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Deficiency Photo 2

Facade F  
No photo recorded

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Question	Response
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**EXTERIOR**

**EXTERIOR WALLS**

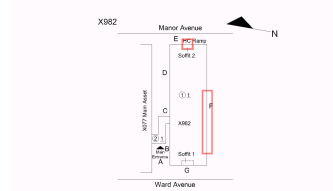
Violations

No violations recorded

Deficiency

METAL PANEL:DAMAGED TRIM

Roof Plan Reference



Elevation



Elevation Reference

Facades E and F

Deficiency Quantity

25

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade E

Violations

No photo recorded

No violations recorded

**EXTERIOR SOFFITS**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**LOADING DOCK**

Does not exist

**LOUVER**

Inspected

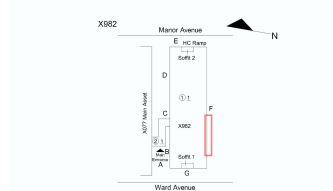
Condition

3- Fair

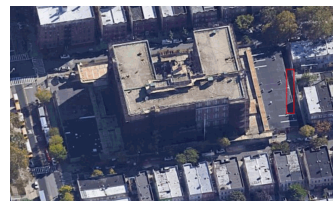
Deficiency

MAJOR RUSTING

Roof Plan Reference



Elevation



Deficiency Quantity


25



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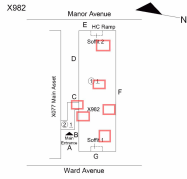

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Question	Response
<b>EXTERIOR</b>	
<b>LOUVER</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade F
Violations	No photo recorded No violations recorded
<b>PARAPETS</b>	Does not exist
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	10,600
Replacement Uom	S.F.
Instance on Single Ply, Fully Adhered Roof:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	10,600
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	1999
Source of Installation Year	Documented
Deficiency	SINGLE PLY, FULLY ADHERED ROOF:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	
Deficiency Location/Instance	
Deficiency Quantity	120
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 S-11 shown, also Room S-2, Corridor near Rooms S-7 and S-118 and Corridors near Exits 11 and 13
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency	SINGLE PLY, FULLY ADHERED ROOF:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Single Ply, Fully Adhered Roof:Roof 1
Deficiency Quantity	10,600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOFING DRAINS</b>	Does not exist
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not exist
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Does not exist
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	3- Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MINOR



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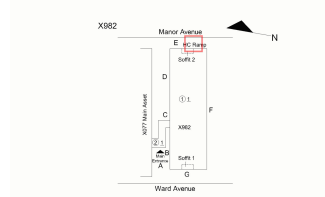
Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**BUILDING CHEEK/FLANK WALLS**

Deficiency Location/Instance



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

15  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2  
Violations

Exit 12  
No photo recorded  
No violations recorded

**RAILINGS**

Condition

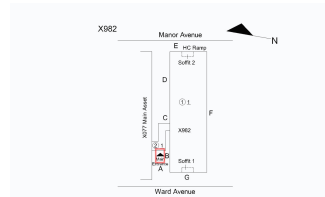
Inspected

Deficiency

3- Fair

Deficiency Location/Instance

DAMAGED



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

10  
L.F.  
REPLACE  
PRIORITY 5  
LEVEL 6



Deficiency Photo 2  
Violations

Main Entrance  
No photo recorded  
No violations recorded

**STAIRS/RAMPS**

Condition

Inspected

Deficiency

2- Between Good and Fair  
CONCRETE:CRACKS/SPALLING - MINOR

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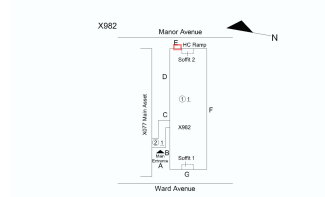
Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**STAIRS/RAMPS**

Deficiency Location/Instance



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

10  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2  
Violations

Exit 12  
No photo recorded  
No violations recorded

**WINDOWS**

Replacement Quantity

Inspected

Replacement Uom

400

**EXTERIOR GUARDS**

Condition

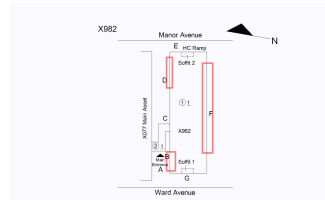
Inspected

Deficiency

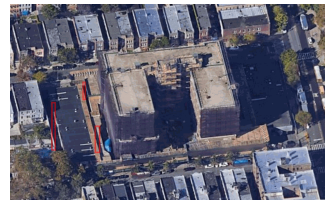
3- Fair

Roof Plan Reference

RUST - MAJOR



Elevation




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

25  
S.F.  
REPLACE  
PRIORITY 3  
LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>EXTERIOR GUARDS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade F
Violations	No photo recorded No violations recorded
<b>LINTELS</b>	Does not exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades B, E and G	Inspected
Instance Condition	3- Fair
Instance Quantity	400
Instance Quantity Uom	S.F.
Installation Year	1999
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Exterior Foundation
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 14 No photo recorded

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Violations	No violations recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<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>	
Inspected	
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK Near Exit 11. Room S-2, S-11. Corridor near Exit 13. Corridor near Room S-7, S-118
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Exit 11
Deficiency Photo 2	
	Room S-2
Violations	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	Corridor near Room 115, Main Entrance Lobby
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 115
Violations	No photo recorded No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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>	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>	Under construction
<b>TOILET ROOMS - STAFF</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>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

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	
Condition	3- Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Girl's Toilet Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Girl's Toilet Room No photo recorded
Violations	No violations recorded
<b>Stalls</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Boy's Toilet Room
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Boy's Toilet Room No photo recorded
Violations	No violations recorded
<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>	Not required

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Does the SCA expect asset to have artwork?

No