

**NYC Department of Education
Building Condition Assessment Survey 2017 - 2018**

Architectural Inspection

X776

Asset: I.S. 045 ANNEX (PLAY YARD) - BRONX, 531 EAST 188TH STREET, New York, 10458

Inspection Id	Inspection Type	Time In	Last Edited
SA : X776	Architectural - Senior	2017-12-05 8:01 AM	2017-12-11 4:33 PM
AA : X776	Architectural - Associate	2017-12-05 8:53 AM	2017-12-11 3:28 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Annamaria Perrotta
Organization	I.S. 045 Annex (Play Yard) - Bronx
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal returned the questionnaire with no comments regarding the physical condition of the play yard.
Principal Name	Jennifer Ade
Organization	P.S. 46 - Bronx
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Vincent Gilmore
Fireman	Was not present
Building Square Footage	0
Comments on the Area	63,557 sf at Play Area - conditions have been reported in the Associate Architect report.
Comments on the Stories (Floors) plus Basements	0
Comments on the Number of Classrooms	0
Comments on the Year Built	1912
Student Population	853
Staff Population	1
Weather	Fair
Facade Photo	



Corner of East 189th Street and Lorillard Place - West view

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Main Entrance Photo



Lorillard Place

Roof Photo




Play Yard - West view

Have any Systems/Major Building Components been upgraded?
 Have there been any New Building Additions?
 Tandem Schools?
 Leased Space?
 Year Leased
 Inspection

No
 No
 No
 Yes
 2009
 Full Inspection

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No	Protruding Elements	Damaged bench with protruding metal is a Potential Safety Hazard	SITE SEATING Benches Metal/Wood/Plastic	North Side of Schoolyard	Daniel Manz	Cleaner	

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Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

Accessibility

No Accessibility status data recorded

Physical Breakdown Structure	Exists	Complies	Required	Deficiency
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FUNCTIONAL ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits

Exterior H/C Lifts

Exterior Ramps and Railings

Interior Routes

Corridor and Lobby H/C Lifts

Interior Corridor Doors and Hardware

Interior Corridors and Lobbies

Interior Elevators

Interior Lobby Doors and Hardware

Interior Ramps

Rooms & Spaces

Art Rooms

Auditorium

Cafeteria

Classrooms

Computer Rooms

Gymnasium

Library

Main Office

Multi-purpose Room

Nurse's Room

Pool

Science Lab

Toilet Rooms (Boys)

Toilet Rooms (Girls)

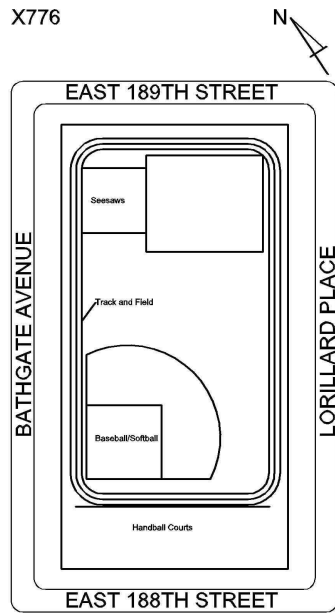
Toilet Rooms (Staff)

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Building Template



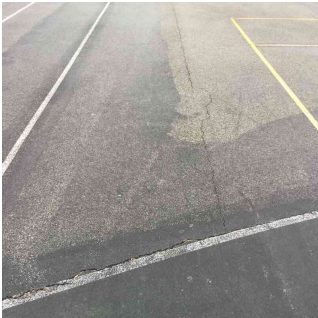

Inspection

Question	Response
Architectural	
EXTERIOR	Does not Exist
INTERIOR	Does not Exist
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	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Handball Courts, Baseball/Softball Field, Track and Field, Seesaws
Deficiency Quantity	1,450

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Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Lorillard Avenue
Violations	No violations recorded.
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Site Sidewalks & Walkways	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	East 189th Street, East 188th Street, Lorillard Avenue, Bathgate Avenue
Deficiency Quantity	900
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Lorillard Avenue
Violations	No violations recorded.
Pavers	Inspected

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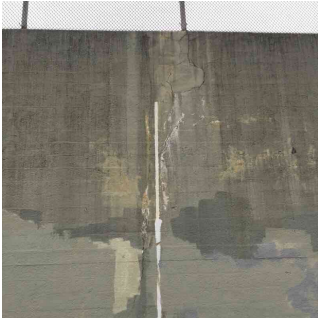
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Question	Response
SITE	
PAVING	Inspected
DOT Sidewalk	
Pavers	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PLAYGROUNDS	Inspected
Instance on North Side of Schoolyard	Inspected
Benches	
Instance on North Side of Schoolyard	Does not Exist
Fence	
Instance on North Side of Schoolyard	Does not Exist
Pavement	
Instance on North Side of Schoolyard	Does not Exist
Play Equipment	
Instance on North Side of Schoolyard	Inspected
Condition	5 - Poor
Deficiency	BROKEN/DETERIORATED/MISSING
Deficiency Location/Instance	North Side of Schoolyard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Instance on North Side of Schoolyard	North Side of Schoolyard
Violations	No violations recorded.
Safety Surfacing	
Instance on North Side of Schoolyard	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on North Side of Schoolyard	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED

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Question	Response
SITE	
SEATING	
Benches	
Metal/Wood/Plastic	
Deficiency Location/Instance	North Side of Schoolyard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	North Side of Schoolyard No violations recorded.
Bleachers	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	South Side of Schoolyard
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	South Side of Schoolyard No violations recorded.
STAIRS/RAMPS: EXTERIOR	Does not Exist