

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

Architectural Inspection

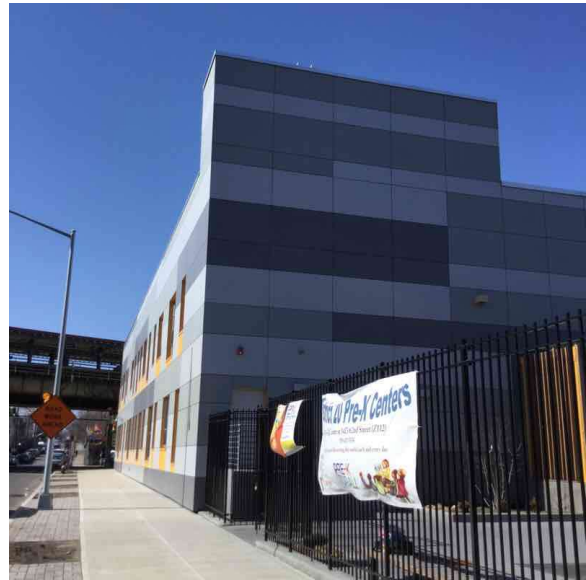
K678

Asset: **PRE-K CENTER @ 1423 62ND STREET - BROOKLYN, 1423 62ND STREET, New York, 11219**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K678	Architectural - Senior	2018-03-26 12:29 PM	2018-06-12 6:00 PM
AA : K678	Architectural - Associate	2018-03-26 12:32 PM	2018-03-26 2:25 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Dianne Gounardes
Organization	Pre-K Center @ 1423 62nd Street - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire form was returned with no specific comments regarding the physical conditions of the building.
Custodian	Joseph Camerada
Fireman	Francisco Rodriguez
Building Square Footage	34000
Comments on the Area	Entire Building Leased
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	17
Comments on the Year Built	2017
Student Population	50
Staff Population	14
Weather	Fair
Facade Photo	



Corner at 62nd Street on Playground side - North view

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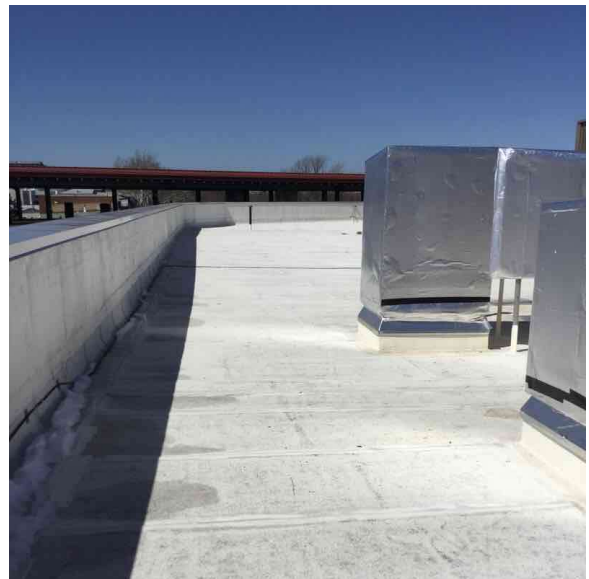
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Main Entrance Photo



62nd Street - North view

Roof Photo



Roof 1 - West view

Have any Systems/Major Building Components been upgraded? No
 Have there been any New Building Additions? No
 Tandem Schools? No
 Leased Space? Yes
 Year Leased 2017

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded							

Structural Engineer Required

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

Accessibility

Accessibility Status Question	Response

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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
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FUNCTIONAL 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	
Interior Corridor Doors and Hardware	Yes	Yes		
Interior Corridors and Lobbies		Yes		
Interior Elevators	Yes	Yes		
Interior Lobby Doors and Hardware		Yes		
Interior Ramps	No			

Rooms & Spaces

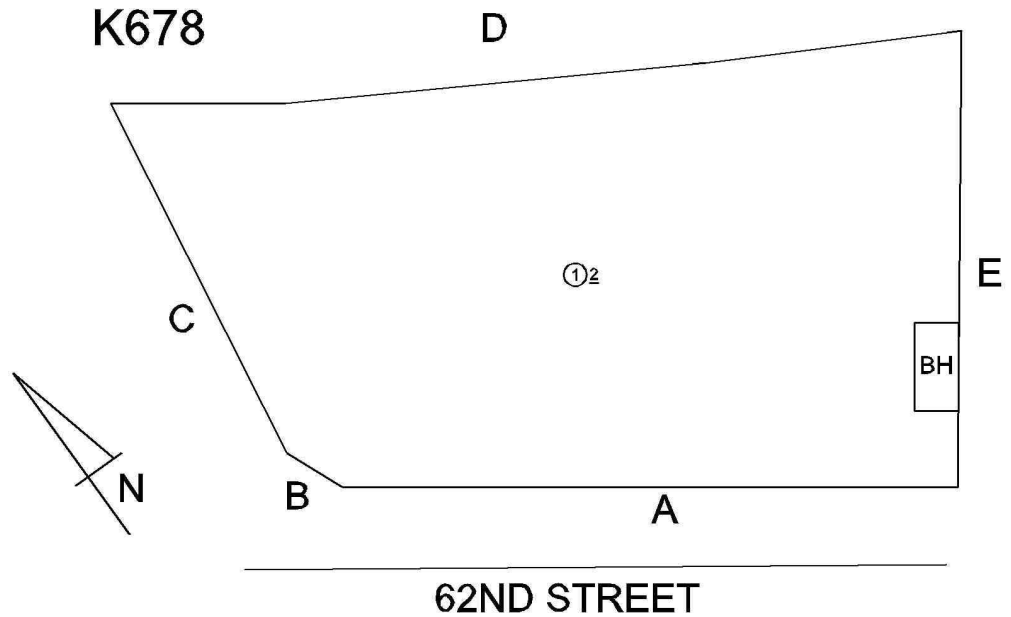
Art Rooms		No		
Auditorium		No		
Cafeteria		No		
Classrooms	1st Floor, 2nd Floor		Yes	
Computer Rooms		No		
Gymnasium		No		
Library		No		
Main Office	1st Floor		Yes	
Multi-purpose Room	1st Floor, 2nd Floor		Yes	
Nurse's Room	1st Floor		Yes	
Pool		No		
Science Lab		No		
Toilet Rooms (Boys)	Unisex in each classroom on 1st and 2nd Floors		Yes	
Toilet Rooms (Girls)	Unisex in each classroom on 1st and 2nd Floors		Yes	
Toilet Rooms (Staff)	1st and 2nd Floors		Yes	

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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CHIMNEY	Does not Exist
COPING	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	15,600
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Instance Quantity	15,600
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,870
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	1,870
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	15,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF BARRIER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOF FENCE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Modified Bitumen: Roof 1	Inspected
Instance Condition	1 - Good
Instance Quantity	15,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Specialties	Inspected

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Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Does not Exist
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
RAILINGS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	1,800
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	1,800
Instance Quantity Uom	S.F.
Installation Year	2017
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE SLAB ON GRADE: MINOR CRACKS
Deficiency Location/Instance	Basement Corridor, Room 002

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Room 002 shown, Basement Corridor similar No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	1 - Good
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	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 209
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo1	
	Room 209
Violations	No violations recorded.
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on 2nd Floor	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Ceiling	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Does not Exist
Instance on 2nd Floor	Does not Exist
Floor Finish	
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 2nd Floor	Does not Exist
Instance on 1st Floor	Does not Exist
Stage	
Instance on 2nd Floor	Does not Exist
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Instance on 2nd Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 2nd Floor	Does not Exist
Instance on 1st Floor	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	
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	1 - Good

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INTERIOR	
STAIRS/RAMPS: INTERIOR	
Door(s)	Inspected
Deficiency	No deficiencies recorded
Partition	Does not Exist
Railings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	1 - Good
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	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected

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Question	Response
SITE	
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Does not Exist
Pavers	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Concrete	Does not Exist
Pavers	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PLAYGROUNDS	Inspected
Instance on Schoolyard	Inspected
Benches	
Instance on Schoolyard	Does not Exist
Fence	
Instance on Schoolyard	Does not Exist

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Question	Response
SITE	
PLAYGROUNDS	
Pavement	
Instance on Schoolyard	Does not Exist
Play Equipment	
Instance on Schoolyard	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Schoolyard	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on 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	1 - Good
Deficiency	No deficiencies recorded
Bleachers	Inspected
Concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Metal/Wood/Plastic	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist