

**NYC Department of Education  
Building Condition Assessment Survey 2018 - 2019**

Architectural Inspection

Q383

**Asset:**        **PRE-K CENTER @ 132-10 JAMAICA AVENUE - QUEENS, 132-10 JAMAICA AVENUE,  
New York, 11418**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q383	Architectural - Senior	2018-12-03 11:40 AM	2019-06-06 12:54 PM
AA : Q383	Architectural - Associate	2018-12-03 1:27 PM	2018-12-10 5:24 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Doreen Duff
Organization	Pre-K Center @ 132-10 Jamaica Avenue - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. Some interior walls have cracks and need to be repaired. 2. The floor in the atrium is cracking. (During the walk through, the Fireman indicated that the slab on grade had some cracks and the vinyl tile flooring over the slab was replaced).
Custodian	Was not present
Fireman	Anselm John
Building Square Footage	12000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	5
Comments on the Year Built	1967
Student Population	89
Staff Population	18
Weather	Fair
Facade Photo	



Jamaica Avenue - Southeast view

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Main Entrance Photo



Facade A - Jamaica Avenue

Roof Photo



Roof 1 - East view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Complete building renovation for conversion to school/DOE use.

Year: 2015

Have there been any New Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2015

Inspection

Full Inspection

**Priority Condition**

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

**Structural Engineer Required**

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

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Accessibility

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	Required	Complies	Deficiency	Audio Induction System	Fire Alarm Strobe
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**FUNCTIONAL 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	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	Yes		Yes			

**Rooms & Spaces**

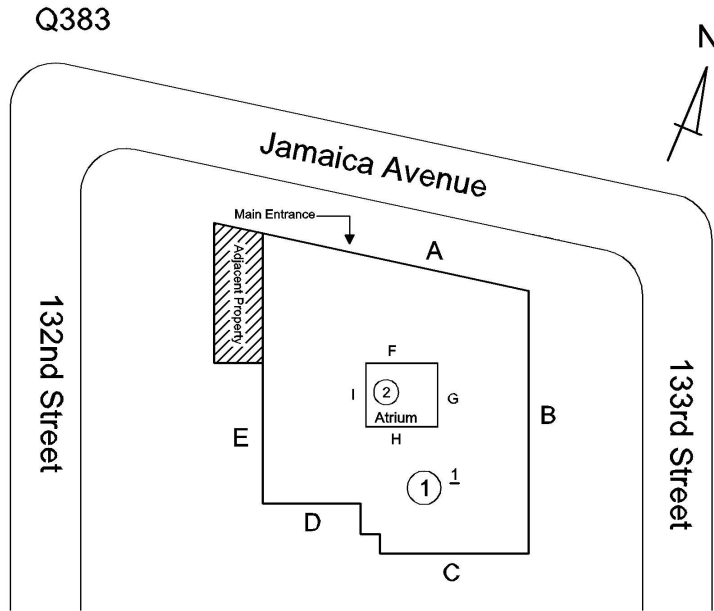
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 123	Yes		Yes		
Multi-purpose Room	1st Floor	Yes		Yes	No	Yes
Nurse's Room	Room 121	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

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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>	Inspected
Material Type(s)	Metal
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	6,200
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	6,200

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not Exist
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOF FENCE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	3 - Fair
Instance Quantity	12,000
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	2015
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION
Roof Plan reference	Q383
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 1
Violations	No violations recorded.
<b>ROOFING DRAINS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: Clerestory Facades F, G, H and I (Above the Center Atrium)	Inspected
Instance Condition	1 - Good
Instance Quantity	400
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance on Aluminum - Double Hung: Facades A and C	Inspected
Instance Condition	1 - Good
Instance Quantity	100
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist

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Question	Response
<b>INTERIOR</b>	
<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	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<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>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Central Corridor Area, Near Exit to Playground
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Exit to Playground No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Room 120, Room 108

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 120
Violations	No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good



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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Ceiling</b>	
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not Exist
<b>Stage</b>	
Instance on 1st Floor	Does not Exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	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>	
	Does not Exist
<b>TOILET ROOMS - STAFF</b>	
	Inspected
<b>Ceiling</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	
	Does not Exist
<b>Walls</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
	Inspected
<b>Ceiling</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	1 - Good
Deficiency	No deficiencies recorded

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<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 114A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 114A
Violations	No violations 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>	Inspected
<b>Catch Basins/Manhole - Surrounded by concrete</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not Exist
<b>Student Use</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
Asphalt	Does not Exist
Concrete	Inspected

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Concrete</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Pavers</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	Jamaica Avenue
Deficiency Quantity	175
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Jamaica Avenue No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Rear Yard	Inspected
<b>Benches</b>	
Instance on Rear Yard	Does not Exist
<b>Fence</b>	
Instance on Rear Yard	Does not Exist
<b>Pavement</b>	
Instance on Rear Yard	Does not Exist
<b>Play Equipment</b>	
Instance on Rear Yard	Does not Exist
<b>Safety Surfacing</b>	
Instance on Rear Yard	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Rear Yard	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist
<b>RETAINING WALLS</b>	Does not Exist
<b>SEATING</b>	Does not Exist

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Question	Response
<b>SITE</b>	
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist