

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

Architectural Inspection

Q392

Asset: **PRE-K CENTER @ 68-20 MYRTLE AVENUE - QUEENS, 68-20 MYRTLE AVENUE, New York, 11385**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q392	Architectural - Senior	2018-04-26 1:13 PM	2018-04-26 4:32 PM
AA : Q392	Architectural - Associate	2018-04-26 1:08 PM	2018-05-01 9:58 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Beth Tekverk
Organization	Pre-K Center @ 68-20 Myrtle Avenue - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments about the physical condition of the building at this time.
Custodian	Joseph Vascellaro
Fireman	Lulli Debrosse
Building Square Footage	20,000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	14
Comments on the Year Built	1959
Student Population	25
Staff Population	12
Weather	Fair
Facade Photo	



Corner at Myrtle Avenue - South view

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Main Entrance Photo



Facade E - Adjacent to 68th Street

Roof Photo



Roof 2 - South view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Interior renovation for Pre-K; Roofing replacement (Roof 2); Exterior Doors replacement

Year: 2015

Have there been any New Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2015

Inspection

Partial 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?	No

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	No		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	No			
Interior Lobby Doors and Hardware		Yes		
Interior Ramps	No			

Rooms & Spaces

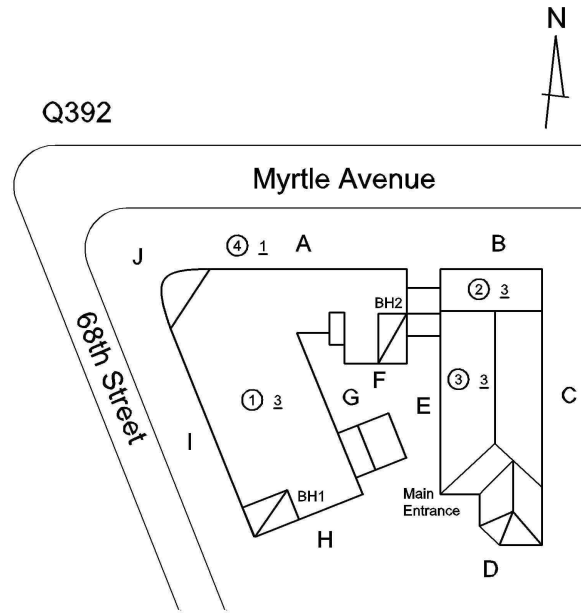
Art Rooms		No		
Auditorium		No		
Cafeteria		No		
Classrooms	None on Accessible Route		No	Not on Accessible Route
Computer Rooms		No		
Gymnasium		No		
Library		No		
Main Office	Room 114		No	Not on Accessible Route
Multi-purpose Room	Basement		No	Not on Accessible Route
Nurse's Room		No		
Pool		No		
Science Lab		No		
Toilet Rooms (Boys)	None on Accessible Route		No	Not on Accessible Route
Toilet Rooms (Girls)	None on Accessible Route		No	Not on Accessible Route
Toilet Rooms (Staff)	None on Accessible Route		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	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	9,210
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	9,210
Instance Quantity Uom	S.F.
Deficiency	BRICK: OPEN JOINTS

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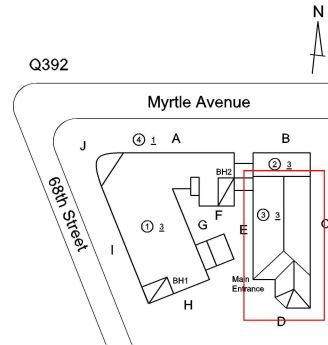
Question

Response

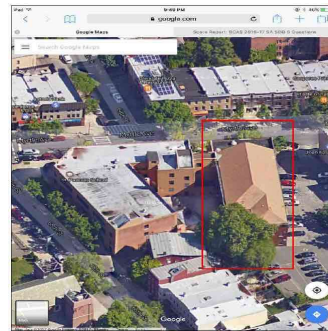
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

250

Quantity Uom

S.F.

Potential Action

REPOINT

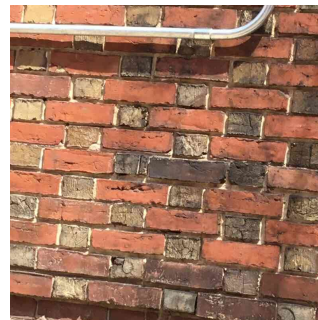
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade E

Violations

No violations recorded.

EXTERIOR SOFFITS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

LOADING DOCK

Does not Exist

LOUVER

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

PARAPETS

Inspected

Material Type(s)

Masonry

Replacement Quantity

210

Replacement Uom

C.F.

Instance on Facade B, Facade C, Facade E (Partial)

Inspected

Instance Condition

2 - Between Good and Fair

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Question	Response
EXTERIOR	
PARAPETS	Inspected
Instance Quantity	210
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	9,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER	Does not Exist
ROOF CAGE	Does not Exist
ROOF FENCE	Does not Exist
ROOFING	Inspected
Instance on Asphalt Shingle: Roof 3	Inspected
Instance Condition	3 - Fair
Instance Quantity	8,500
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	1995
Source of Installation	Custodial Staff
Deficiency	ASPHALT SHINGLE; ROOFING; BEYOND USEFUL LIFE
Deficiency Location/Instance	Asphalt Shingle: Roof 3
Deficiency Quantity	8,500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
Instance on Modified Bitumen: Roof 2	Inspected
Instance Condition	1 - Good
Instance Quantity	500
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	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected

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Question	Response
EXTERIOR	
ROOF	
Specialties	
BULKHEAD/PENTHOUSE	Does not Exist
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	Does not Exist
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	715
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
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	715
Instance Quantity Uom	S.F.
Installation Year	1990
Source of Installation	Custodial Staff
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)	Masonry
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
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	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	Corridor near Rooms 104
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 104
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	2 - Between Good and Fair
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

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Question	Response
INTERIOR	
KITCHEN	
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 Basement (1,000 SF)	Inspected
Ceiling	
Instance on Basement (1,000 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement (1,000 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement (1,000 SF)	Does not Exist
Floor Finish	
Instance on Basement (1,000 SF)	Inspected
Condition	5 - Poor
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near the center, rear, side
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near the center
Violations	No violations recorded.

Sliding-folding Partition

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Sliding-folding Partition	
Instance on Basement (1,000 SF)	Does not Exist
Stage	
Instance on Basement (1,000 SF)	Does not Exist
Walls	
Instance on Basement (1,000 SF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement (1,000 SF)	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	
	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
	Does not Exist
Railings	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
	Inspected
Ceiling	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	
	Does not Exist
Walls	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
	Inspected
Ceiling	
	Inspected

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Question	Response
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INTERIOR

TOILET ROOMS - STUDENTS

Ceiling

Condition	2 - Between Good and Fair
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Room 209
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 209

Violations	No violations recorded.
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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

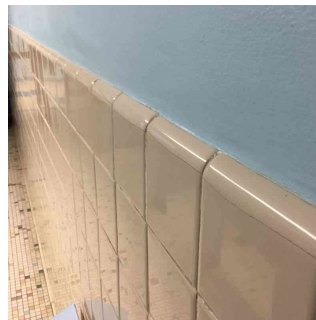
Inspected

Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

Walls

Inspected

Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms 104, 204
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 204

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Question	Response
INTERIOR	Inspected
TOILET ROOMS - STUDENTS	Inspected
Walls	
Violations	No violations recorded.
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Does not Exist