

NYC Department of Education
Building Condition Assessment Survey 2021 - 2022

Architectural Inspection

Q855

**Asset: PRE-K CENTER @ 80-55 CORNISH AVENUE - QUEENS, 80-55 CORNISH AVENUE,
 New York, 11373**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q855	Architectural - Senior	2022-04-18 7:44 AM	2022-04-18 8:20 PM
AA : Q855	Architectural - Associate	2022-04-18 9:21 AM	2022-04-18 4:57 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Robert Aiello
Organization	P.S. 7 - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Principal Name	Gregg Lopez
Organization	P255Q at P.S. 7 - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Dino Hondroulis
Fireman	John Nathan
Building Square Footage	2,000
Comments on the Area	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	4
Comments on the Year Built	2016
Student Population	56
Staff Population	4
Weather	Fair
Facade Photo	



Facade A - Southwest View

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Main Entrance Photo



Facade A - Unit T1

Roof Photo



Roofs 2,1 - North View

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

No
 No
 No
 No

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
Is the primary or secondary entrance on an accessible route?	Yes

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Accessibility Status Question	Response
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	Assistive Listening 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	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	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

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 Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)		No				

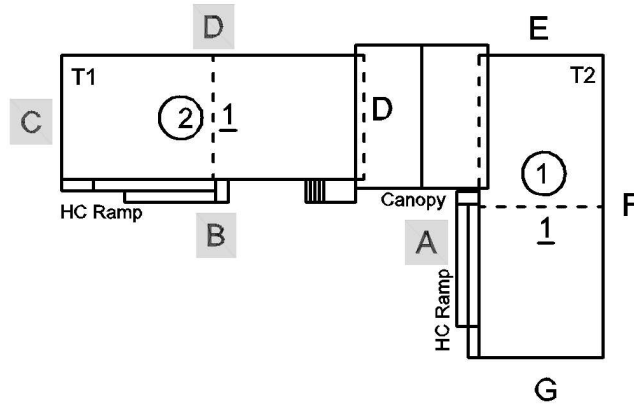
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Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AWNINGS AND CANOPIES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: DAMAGED TRIM

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Roof Plan reference	<p>Q855</p>
Elevation	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	2,000
Replacement Uom	S.F.
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOFING	Inspected
Instance on Single Ply, Fully Adhered Roof: Roofs 1,2	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,000

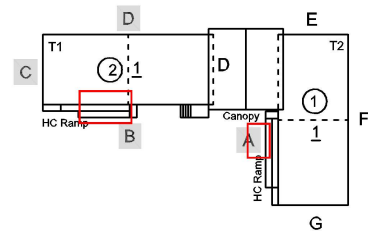
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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Installation Year	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Inspected
RAILINGS	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED
Roof Plan reference	

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Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

20
L.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade B

No violations recorded.

Violations

STAIRS/RAMPS	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED

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Question	Response
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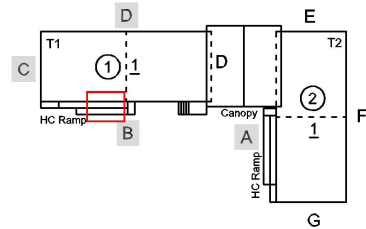
EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Roof Plan reference

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Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade B - T4

Violations

No violations recorded.

WINDOWS

Inspected

Replacement Quantity

100

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

WINDOWS

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Other: Facades A, B

Inspected

Instance Condition

1 - Good

Instance Quantity

100

Instance Quantity Uom

S.F.

Installation Year

2016

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

INTERIOR

Inspected

STRUCTURAL

Inspected

COLUMNS/BEAMS/BEARING WALLS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded


FLOOR STRUCTURE

Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Rooms T3,T4
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room T4
Violations	No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Rooms T2,T3
Deficiency Quantity	25
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	Inspected
Deficiency Photo1	
Violations	Room T2 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
TOILET ROOMS - STAFF	Does not Exist
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Inside Rooms T1,T2
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Inside Room T2 No violations recorded.

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Question	Response
INTERIOR	Inspected
TOILET ROOMS - STUDENTS	
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SITE	Not Required