

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

Architectural Inspection

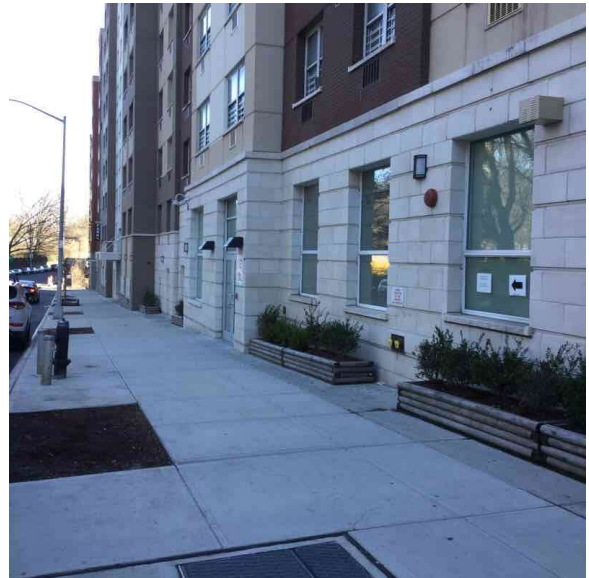
X373

Asset: **PRE-K CENTER @ 3560 WEBSTER AVENUE - BRONX, 3560 WEBSTER AVENUE, New York, 10467**

Inspection Id	Inspection Type	Time In	Last Edited
SA : X373	Architectural - Senior	2018-04-20 8:14 AM	2018-05-01 5:06 PM
AA : X373	Architectural - Associate	2018-04-20 8:46 AM	2018-04-20 12:55 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Principal(s) Information	
Principal Name	Maria Lozario
Organization	Pre-K Center @ 3560 Webster Avenue - Bronx
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Was not present
Fireman	Harry Lennen, Cleaner
Building Square Footage	12000
Comments on the Area	350,000 SF Total Building, 12,000 SF Leased on a portion of the 1st Floor
Comments on the Stories (Floors) plus Basements	13 (No Basement)
Comments on the Number of Classrooms	6
Comments on the Year Built	2016
Student Population	15
Staff Population	9
Weather	Fair
Facade Photo	



Webster Avenue - Northeast view

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

Architectural Inspection

X373

Main Entrance Photo



Facade A - Webster Avenue

Roof Photo

Nil

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

2016

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
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
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
FUNCTIONAL ACCESSIBILITY				
Exterior Routes				
Exterior Entrances & Exits		Yes		
Exterior H/C Lifts	No		No	
Exterior Ramps and Railings	No		No	
Interior Routes				

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

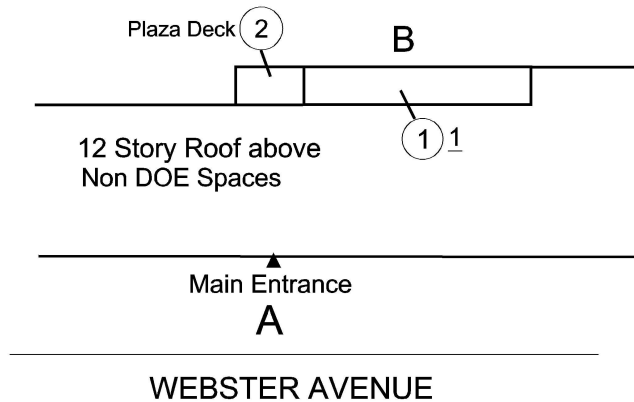
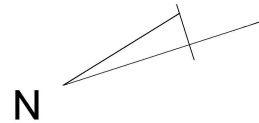
Architectural Inspection

X373

Physical Breakdown Structure	Exists	Complies	Required	Deficiency
Interior Routes				
Corridor and Lobby H/C Lifts	No		No	
Interior Corridor Doors and Hardware	No		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		
Computer Rooms	No			
Gymnasium	No			
Library	No			
Main Office	Room 102	Yes		
Multi-purpose Room	No			
Nurse's Room	Room 126	Yes		
Pool	No			
Science Lab	No			
Toilet Rooms (Boys)	Floor - Unisex	Yes		
Toilet Rooms (Girls)	1st Floor - Unisex	Yes		
Toilet Rooms (Staff)	1st Floor - Unisex	Yes		

Building Template

X373



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected

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

Architectural Inspection

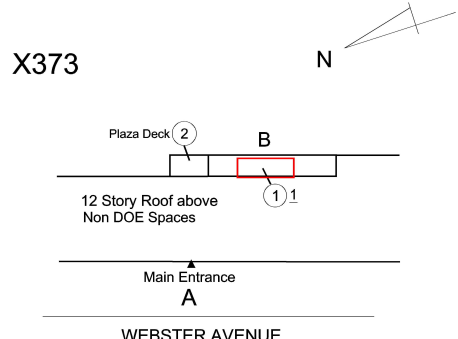
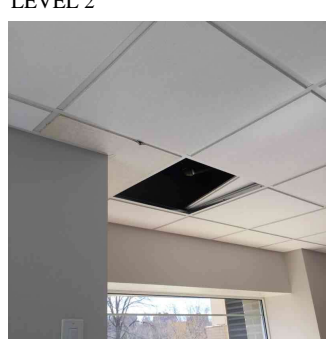
X373

Question	Response
EXTERIOR	
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Not Required
COPING	Does not Exist
CORNICE	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
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,000
Replacement Uom	S.F.
Instance on 1st Floor	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Does not Exist
PARAPETS	Does not Exist
PLAZA DECK	Inspected
Instance on Concrete: Roof 2	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Installation Year	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER	Does not Exist

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

Architectural Inspection

X373

Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOF CAGE	Does not Exist
ROOF FENCE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOFING	Inspected
Instance on Single Ply, Fully Adhered Roof: Roof 1	Inspected
Instance Condition	2 - Between Good and 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	2016
Source of Installation	Custodial Staff
Deficiency	SINGLE PLY, FULLY ADHERED ROOF: ROOFING: MINOR LEAKAGE
Roof Plan reference	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Not Required
CUPOLA/ SPIRES/ TOWERS	Does not Exist

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

Architectural Inspection

X373

Question	Response
EXTERIOR	
ROOF	
Specialties	
DORMER	Does not Exist
DUNNAGE STEEL	Does not Exist
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	150
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: 1st Floor	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	150
Instance Quantity Uom	S.F.
Installation Year	2016
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	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Mechanical Room
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 5
Deficiency Photo1	





Mechanical Room

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

Architectural Inspection


X373

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Violations	No violations recorded.
FOUNDATION WALLS	Not Required
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	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 107
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 107 No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Exit to the Playground, Rooms 109, 113
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 113

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

Architectural Inspection

X373

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Violations	No violations recorded.
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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 Room 123	Inspected
Ceiling	
Instance on Room 123	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Windows
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
	
	Near Windows
Violations	No violations recorded.
Door(s)	
Instance on Room 123	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 123	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

X373

Question	Response
INTERIOR	
KITCHEN	
Walls	
Instance on Room 123	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	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	Does not Exist
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	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Architectural Inspection

X373

Question	Response
SITE	
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Does not Exist
IRRIGATION SYSTEM	Does not Exist
PAVING	Does not Exist
PLAYGROUNDS	Inspected
Instance on East Side	Inspected
Benches	
Instance on East Side	Does not Exist
Fence	
Instance on East Side	Does not Exist
Pavement	
Instance on East Side	Does not Exist
Play Equipment	
Instance on East Side	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on East Side	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on East Side	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist