

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K319

Asset: P.S. 319 - BROOKLYN, 360 KEAP STREET, New York, 11211

Inspection Id	Inspection Type	Time In	Last Edited
SA : K319	Architectural - Senior	2023-11-09 1:23 PM	2024-01-19 2:46 PM
AA : K319	Architectural - Associate	2023-11-09 12:41 PM	2023-11-14 9:43 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Security Lights (scaffolding)
Building Square Footage	11,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	8
Comments on the Year Built	1975
Student Population	88
Staff Population	25
Weather	Fair
Principal(s) Information	
Principal Name	Zenzile Dabreo-St.Hilai
Organization	P.S. 319 - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Custodian	Joseph Provisiero
Fireman	Was not present
Facade Photo	



Corner of Keap Street and South 3rd Street
 - North View

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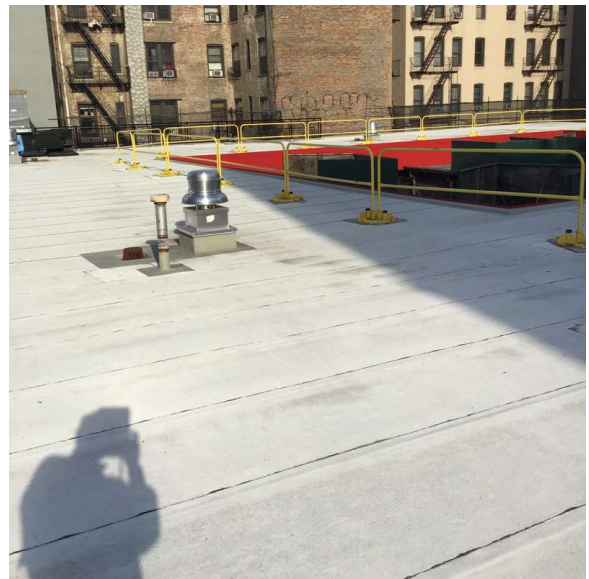
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Main Entrance Photo



Facade A - Keap Street

Roof Photo



Roof 1 - North View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Soffits Replacement

Year: UC

Systems: Exterior Doors and Frames, Transom/Side Light, Roofing, Roof Barrier/Fence, Windows - replacement

Year: 2023

Systems: Exterior Walls - repairs

Year: 2020

Systems: Exterior Walls - repairs

Year: 2017

No

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

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

(P)

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

Programmatic Accessibility

Programmatic 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	No

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC 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	No					

Rooms & Spaces

Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 118	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 123	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement	

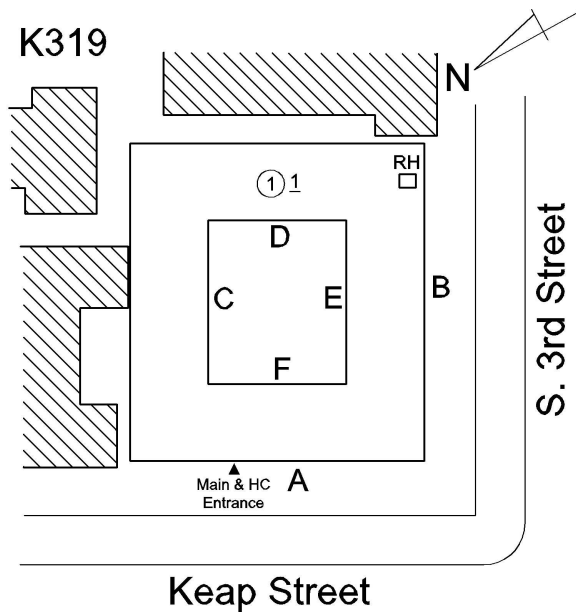
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Girls) 1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Water Closet Arrangement		
Toilet Rooms (Staff) 1st Floor	Yes		No	Accessory Arrangement Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Does not Exist
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected

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Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	
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)	Masonry
Replacement Quantity	12,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: MAJOR / THRU CRACKS
Roof Plan reference	
Elevation	
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo1	
Violations	Facade B No violations recorded.
EXTERIOR SOFFITS	Under Construction
LOADING DOCK	Does not Exist
LOUVER	Inaccessible
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	12,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	1 - Good
Instance Photo	
	Roof 1
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
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2023
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

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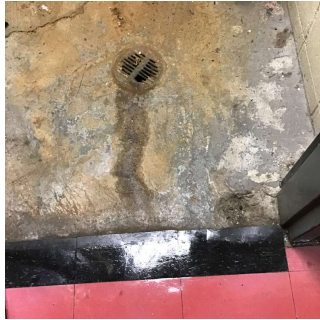
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Question	Response
EXTERIOR	
ROOF	
Roofing	Inspected
ROOFING DRAINS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Specialties	Inspected
BULKHEAD/PENTHOUSE	Does not Exist
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	1,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: Facades C, D, E, F	Inspected
Instance Condition	1 - Good
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2023
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	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Room 126A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency Photo1	
Violations	Room 126A No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected
Deficiency	3 - Fair
Deficiency Location/Instance	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Quantity	Gas Service Room
Quantity Uom	30
Potential Action	S.F.
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 3
Deficiency Photo1	LEVEL 5
	
Violations	Gas Service Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected
Condition	Concrete
Deficiency	2 - Between Good and Fair
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
VAULTS-BUNKERS	
	Does not Exist
AUDITORIUM	
	Does not Exist
CAFETERIA	
	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Door(s)	
Condition	Inspected
	5 - Poor

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 126A
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 126A No violations recorded.
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 118, 131
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 118 No violations recorded.
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Teachers Lounge
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question

Response

INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Door(s)

Deficiency Photo1



Teachers Lounge

No violations recorded.

Violations

Floor Finish

Inspected

Condition

2 - Between Good and Fair

Deficiency

VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance

Rooms 113A, 120, 126, Corridor near Rooms 101, 110

Deficiency Quantity

60

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 120

No violations recorded.

Violations

Deficiency

VINYL TILES: BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Teachers Lounge, Rooms 110, 113A, 130, Corridor near Room 106, Room 110 Vestibule

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



Teachers Lounge

No violations recorded.

Violations

Deficiency

QUARRY TILE: BROKEN/MISSING TILES

Deficiency Location/Instance

Main Entrance Lobby

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Main Entrance Lobby

No violations recorded.

Violations

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

MASONRY: CRACKS/SPALLING

Deficiency Location/Instance

Rooms 110, 130

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

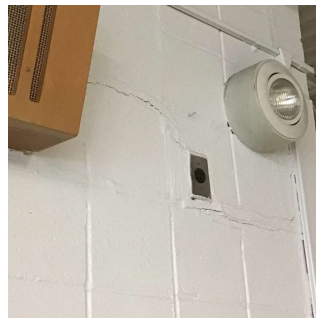
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Violations	Room 131 No violations recorded.
Deficiency	PLASTER: CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Room 110
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 110 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Inspected
Instance on 1st Floor (300 SF)	Inspected
Ceiling	
Instance on 1st Floor (300 SF)	Inspected
Condition	4 - Between Fair and Poor
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	Center
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	

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Question	Response
INTERIOR	
KITCHEN	
Ceiling	
Violations	Center No violations recorded.
Door(s)	
Instance on 1st Floor (300 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor (300 SF)	Inspected
Condition	5 - Poor
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Left Side, Right Side
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Left Side No violations recorded.
Walls	
Instance on 1st Floor (300 SF)	Inspected
Condition	2 - Between Good and Fair
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	5 - Poor
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	1st Floor Men, 1st Floor Women
Deficiency Quantity	20
Quantity Uom	S.F.

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	1st Floor Men
Violations	No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	1st Floor Women
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	1st Floor Women
Violations	No violations recorded.
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	1st Floor Men
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	
TOILET ROOMS - STAFF	
Walls	
Deficiency Photo1	
Violations	1st Floor Men No violations recorded.
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	4 - Between Fair and Poor
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	In Rooms 126A, 126B, 110/113, 113A/131
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	In Room 126B 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	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	In Room 126B
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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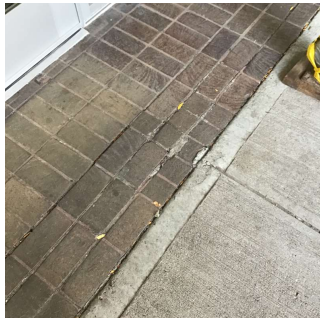
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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	
Deficiency Photo1	
Violations	In Room 126B No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
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	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Does not Exist
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	350
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Deficiency Photo1	
	Schoolyard
Violations	No violations recorded.
Concrete	Does not Exist
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Does not Exist
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Keap Street
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Keap Street
Violations	No violations recorded.
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	South 3rd Street
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	South 3rd Street
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	South 3rd Street
Deficiency Quantity	175
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	South 3rd Street
Violations	No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	South 3rd Street
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	Inspected
Deficiency Photo1	
Violations	South 3rd Street No violations recorded.
Pavers	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	South 3rd Street
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	South 3rd Street No violations recorded.
PLAYGROUNDS	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Bleachers	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist