

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K469

Asset: 3K CENTER @ 1070 FLATBUSH AVENUE - BROOKLYN, 1070 FLATBUSH AVENUE, 11226

Inspection Id	Inspection Type	Time In	Last Edited
SA : K469	Architectural - Senior	2024-03-13 7:40 AM	2024-03-25 3:38 PM
AA : K469	Architectural - Associate	2024-03-13 8:00 AM	2024-03-13 7:09 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Vault Foundation Walls, Vault Slab Structure (sealed)
Building Square Footage	15,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	1+B
Comments on the Number of Classrooms	8
Comments on the Year Built	1930
Student Population	0
Staff Population	1
Weather	Fair
Principal(s) Information	
Principal Name	N/A
Organization	N/A
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Enio Vega
Fireman	Was not present
Facade Photo	



Corner of Flatbush Avenue and Cortelyou Road - Northwest View

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Main Entrance Photo



Facade A - Flatbush Avenue

Roof Photo



Roof 1 - South View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Cornice, Exterior Doors and Frames, Door Lintels, Transom/Side Light, Exterior Soffits, Louver, Roof Hatch/Smoke Hatch, Roofing, Roof Drains, Skylight/Roof Vent, Exterior Guards, Window Lintels, Windows - replacement

Year: 2022

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2022

Inspection

Partial Inspection

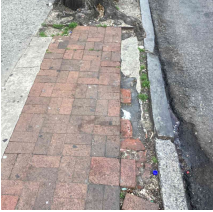

Priority Condition

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	Tripping Hazard	Missing and heaving Pavers create a potential hazardous condition.	SITE PAVING DOT Sidewalk Pavers	Flatbush Avenue	Enio Vega	Custodian	
Yes	Tripping Hazard	Broken DOT sidewalk creates a potential hazardous condition.	SITE PAVING DOT Sidewalk Concrete	Flatbush Avenue	Enjoy Vega	Custodian	

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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	Yes

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	No	No				
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				

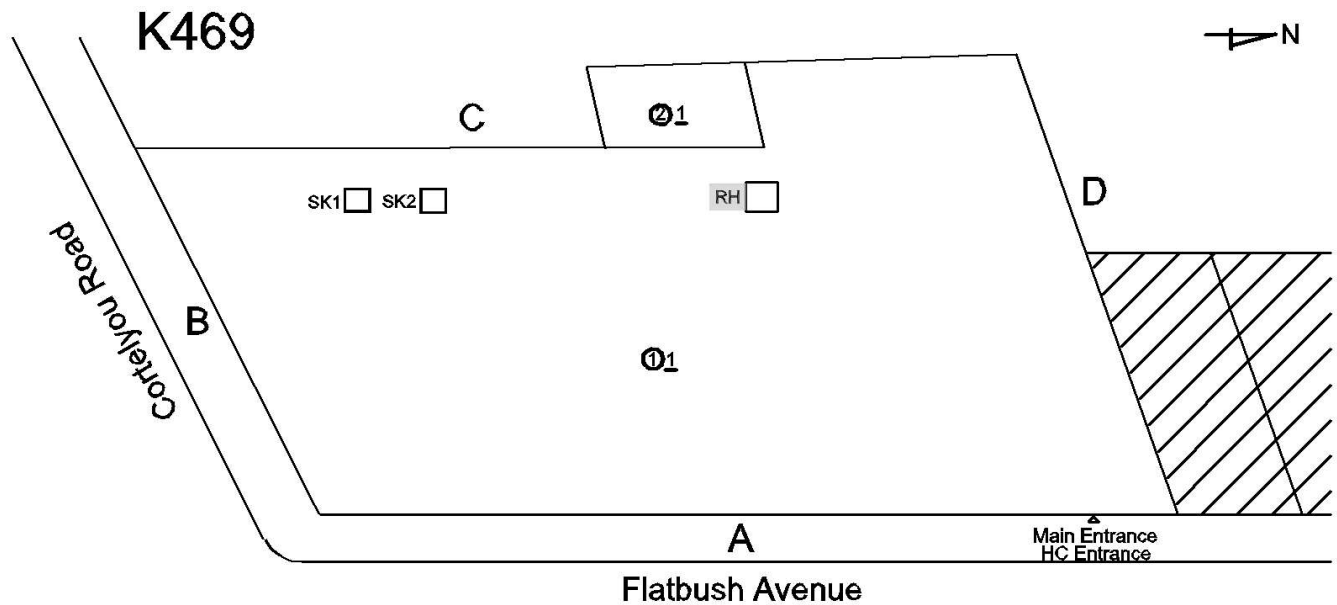
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Main Office	Room 102	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 118	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	3 - Fair
Deficiency	TERRA COTTA: DETERIORATED TRANSVERSE JOINTS

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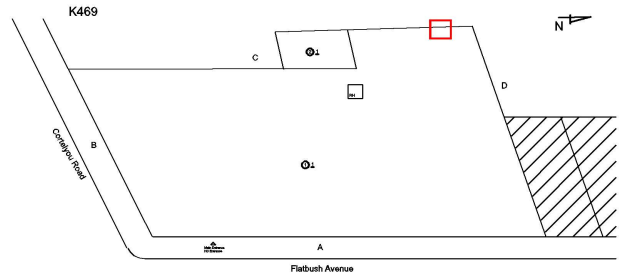
Question

Response

EXTERIOR

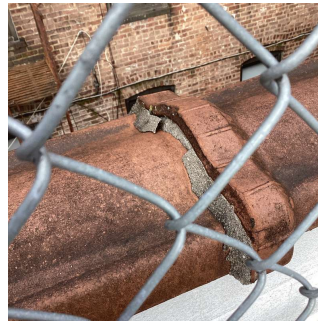
COPING

Roof Plan reference



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

10
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Facade C

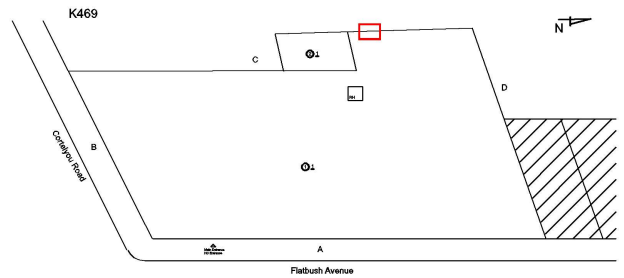
No violations recorded.

Violations

Deficiency

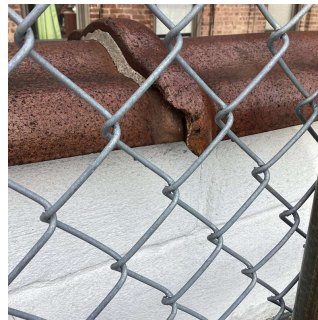
TERRA COTTA: CRACKED/BROKEN PIECES

Roof Plan reference



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

10
L.F.
REPLACE-IN-KIND
PRIORITY 4
LEVEL 2



Facade C

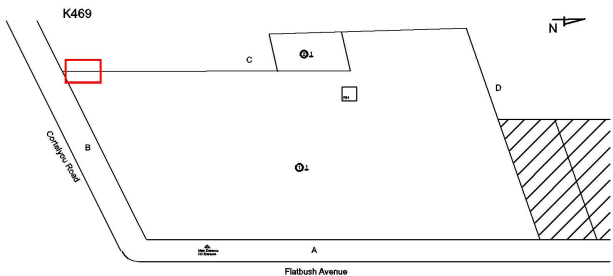
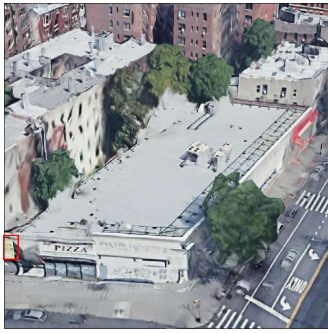
No violations recorded.

Violations

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Question	Response
EXTERIOR	
CORNICE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
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, Steel
Replacement Quantity	8,800
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	8,800
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS
Roof Plan reference	
Elevation	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo1



Facade C

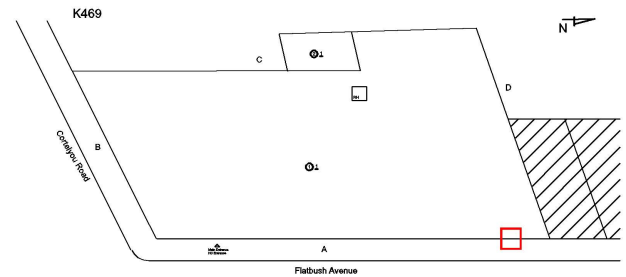
No violations recorded.

Violations

Deficiency

CONCRETE MASONRY UNIT: DETERIORATED JOINTS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

Deficiency

CONCRETE MASONRY UNIT: DETERIORATED CONTROL/EXPANSION JOINTS

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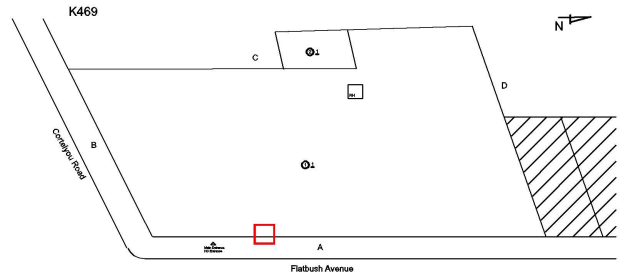
Question

Response

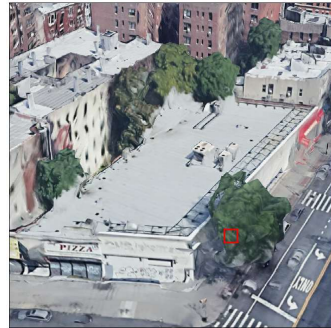
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

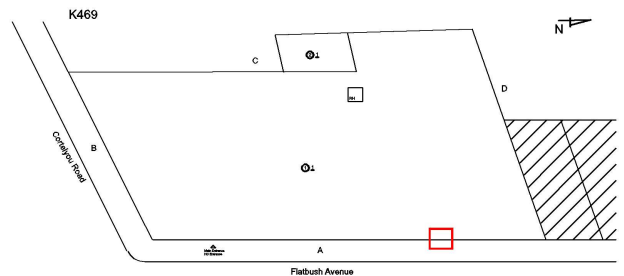
Violations

No violations recorded.

Deficiency

CONCRETE MASONRY UNIT: DETERIORATED MASONRY SILLS - MINOR

Roof Plan reference



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,000
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	15,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected

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Question	Response
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EXTERIOR

ROOF

Roofing

ROOF HATCH/SMOKE HATCH Inspected

Condition 1 - Good

Deficiency No deficiencies recorded

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS Does not Exist

ROOF BARRIER/FENCE Inspected

Condition 2 - Between Good and Fair

Deficiency No deficiencies recorded

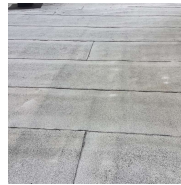
ROOF CAGE Does not Exist

ROOFING Inspected

Instance on Modified Bitumen: All Roofs Inspected

Instance Condition 1 - Good

Instance Photo



Roof 1

Instance Quantity 15,000

Instance Quantity Uom S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing? Yes

Does this roof instance have a Sustainable Roof System? Yes

Sustainable Roof Type White Roof

Sustainable Roof Location (Roof Number) Roofs 1, 2

Do solar panels exist on these roofs? No

Is/Are the roof(s) suitable for Solar Panel installation? No

Installation Year 2022

Source of Installation Custodial Staff

Deficiency No deficiencies recorded

ROOFING DRAINS Inspected

Condition 1 - Good

Deficiency No deficiencies recorded

Specialties Inspected

BULKHEAD/PENTHOUSE Does not Exist

CUPOLA/ SPIRES/ TOWERS Does not Exist

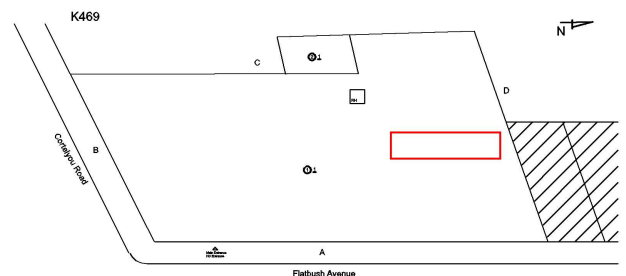
DORMER Does not Exist

DUNNAGE STEEL Inspected

Condition 3 - Fair

Deficiency HEIGHT LESS THAN 18"

Roof Plan reference



Deficiency Quantity 100

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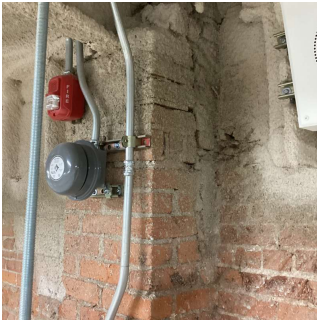

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Question	Response
EXTERIOR	
ROOF	
Specialties	
DUNNAGE STEEL	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A, B	Inspected
Instance Condition	1 - Good
Instance Quantity	500
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3 - Fair

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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED MASONRY FIREPROOFING
Deficiency Location/Instance	Basement - West side
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Basement - West side
Violations	No violations recorded.
FLOOR STRUCTURE	
Condition	Inspected
	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement - Electrical Room C01A, Near Stair A
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Basement - Near Stair A
Violations	No violations recorded.
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement - Near Stair B
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Photo1	
	Basement - Near Stair B
Violations	No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Masonry
Condition	3 - Fair
Deficiency	BRICK: CRACKED/SPALLED
Deficiency Location/Instance	Basement - East side
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Basement - East side
Violations	No violations recorded.
Deficiency	BRICK: CRACKED/SPALLED
Deficiency Location/Instance	Basement - West side
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	Inspected
Deficiency Photo1	
Violations	Basement - West side No violations recorded.
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Inspected
Foundation Walls	Inaccessible
Slab Structure	Inaccessible
Vault/Ash Hoist Doors and Framing	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE / DETERIORATED
Deficiency Location/Instance	Facade A
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REMOVE AND SEAL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
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

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
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 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	
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?	No
Ceiling	Does not Exist
Door(s)	Does not Exist
Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	4 - Between Fair and Poor

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency	CONCRETE: WORN-OUT TREAD/NOSINGS
Deficiency Location/Instance	Cortelyou Road Exit
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Cortelyou Road Exit No violations recorded.
Walls	Does not Exist
TOILET ROOMS - STAFF	
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	
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

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Question	Response
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
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	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Cortelyou Road
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	Cortelyou Road
Violations	No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Flatbush Avenue, Cortelyou Road
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
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SITE

PAVING

DOT Sidewalk

Concrete

Purpose of Action

LEVEL 2

Deficiency Photo1



Flatbush Avenue

Violations

No violations recorded.

Deficiency

DAMAGED/DETERIORATED/MISSING SECTIONS

Deficiency Location/Instance

Flatbush Avenue, Cortelyou Road

Deficiency Quantity

550

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Cortelyou Road

Violations

No violations recorded.

Deficiency

HEAVING

Deficiency Location/Instance

Flatbush Avenue

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

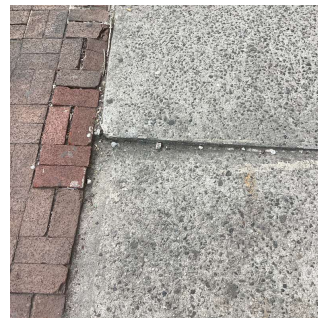
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	Inspected
	Flatbush Avenue
Violations	No violations recorded.
Pavers	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Flatbush Avenue
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
Violations	Flatbush Avenue No violations recorded.
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Flatbush Avenue
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Flatbush Avenue No violations recorded.
PLAYGROUNDS	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

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Question	Response
SITE	Inspected
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist