

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K477

Asset: P.S. 172 GYM ANNEX - BROOKLYN, 825 4TH AVENUE, 11232

Inspection Id	Inspection Type	Time In	Last Edited
SA : K477	Architectural - Senior	2023-11-01 9:42 AM	2024-06-12 3:20 PM
AA : K477	Architectural - Associate	2023-11-01 9:17 AM	2023-11-07 12:32 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Security Lights (scaffolding)
Building Square Footage	8,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1+Mezzanine (No Basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	2022
Student Population	445
Staff Population	1
Weather	Fair
Principal(s) Information	
Principal Name	Erika Gundersen
Organization	P.S. 172 Gym Annex - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Joseph Randazzo
Fireman	Jason Hendrickson
Facade Photo	



30th Street - North View

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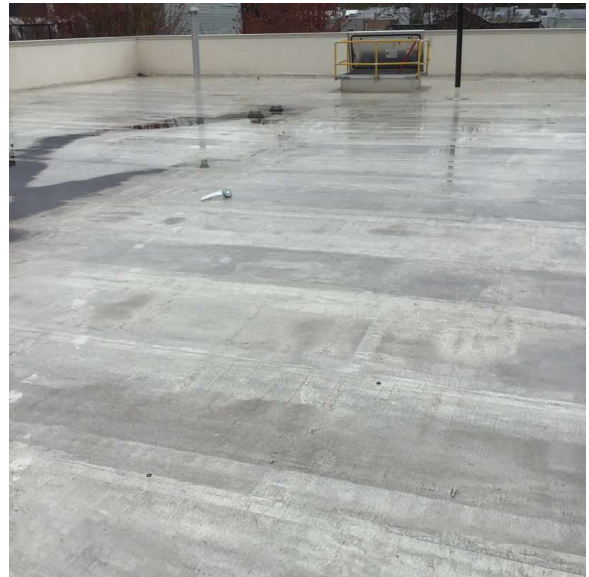
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Main Entrance Photo



Facade A - 30th Street

Roof Photo



Roof 1 - South View

Have any Systems/Major Building Components been upgraded? 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

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

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Programmatic 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

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

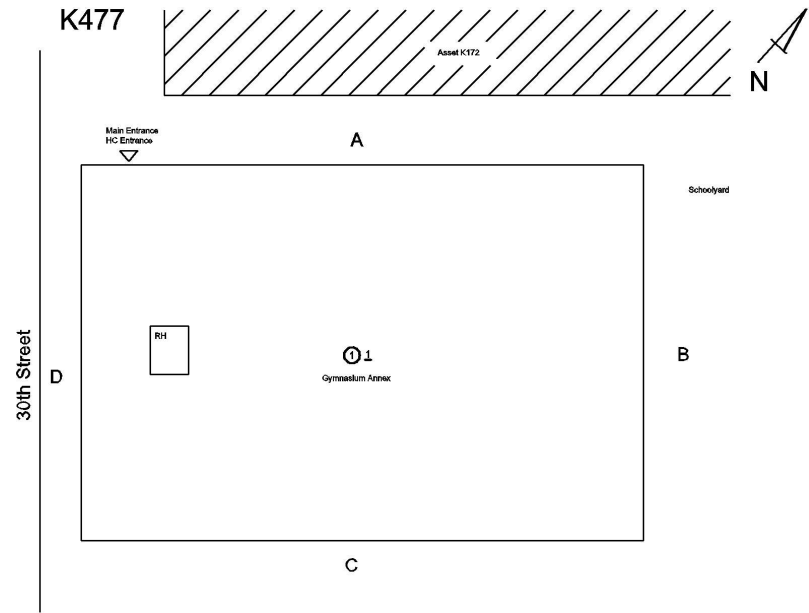
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms		No				
Computer Rooms		No				
Gymnasium	1st Floor	Yes		Yes	FM System	Yes
Library		No				
Main Office		No				
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		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	1 - Good
Deficiency	No deficiencies recorded
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	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete, Masonry
Replacement Quantity	7,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	7,000
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency	No deficiencies 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	900
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	900
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	1 - Good
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	5,000
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?	No
Installation Year	2022
Source of Installation	Custodial Staff

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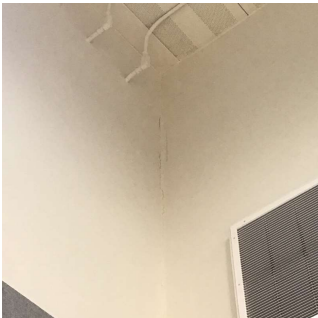
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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	Inspected
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Specialties	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	360
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not Exist
LINTELS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	360
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	1 - Good
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Does not Exist
GYMNASIUM	Inspected
Instance on 1st Floor	Inspected

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Question	Response
INTERIOR	
GYMNASIUM	
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
Fixed Equipment	
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
Seating	
Instance on 1st Floor	Does not Exist
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Office, Near Main Entrance
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Office No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
INTERIOR DOOR HARDWARE	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded

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INTERIOR	
INTERIOR GUARDS	Does not Exist
KITCHEN	Does not Exist
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	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
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	Not Required
ARTWORK	Does not Exist