

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K672

Asset: PRE-K CENTER @ 1223 CONEY ISLAND AVENUE - BROOKLYN, 1223 CONEY ISLAND AVENUE, New York, 11230

Inspection Id	Inspection Type	Time In	Last Edited
SA : K672	Architectural - Senior	2024-03-28 12:21 PM	2024-04-04 2:43 PM
AA : K672	Architectural - Associate	2024-03-28 12:24 PM	2024-05-06 9:42 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	10,000
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	4
Comments on the Year Built	1930
Student Population	50
Staff Population	12
Weather	Fair
Principal(s) Information	
Principal Name	Mary Gibbons
Organization	P.S. 193 Gil Hodges - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Assistant Principal Peter Giglio spoke on behalf of the Principal and had no comments regarding the physical condition of the building at this time.
Custodian	Was not present
Fireman	Leon Whitehurst (Handyman)
Facade Photo	



Coney Island Avenue - North View

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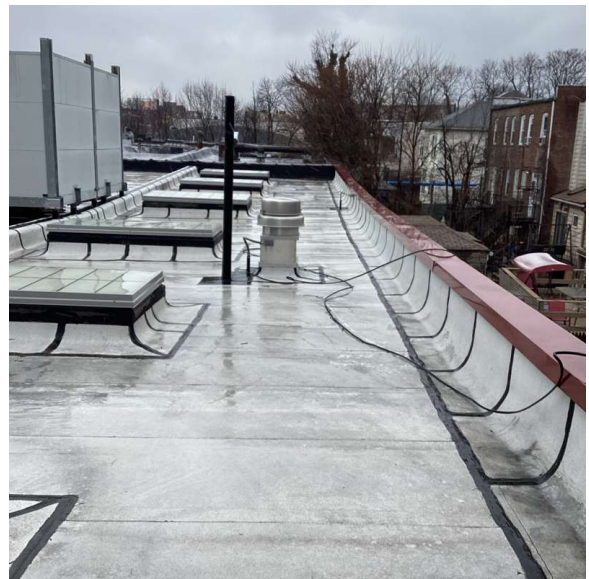
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Main Entrance Photo



Facade A - Coney Island Avenue

Roof Photo



Roof 1 - Northeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Chimney, Coping, Exterior Doors and Frames, Transom/Side Light, Exterior Soffits, Exterior Walls, Parapets, Roof Hatch/Smoke Hatch, Roofing, Roof Drains, Dunnage, Skylight/Roof Vent, Window Lintels, Windows - replacement

Year: 2016

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2016

Inspection

Full 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

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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 Fire 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

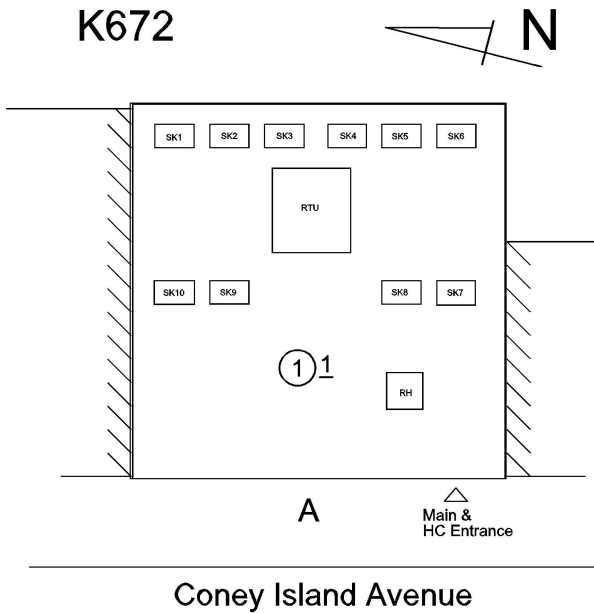
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 103	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 102B	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

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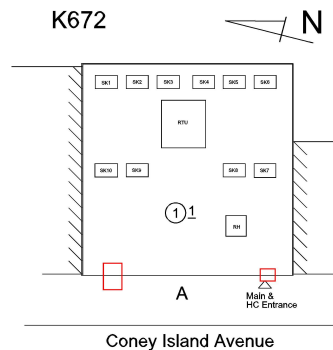
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Building Template



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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Roof Plan reference	



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action

3
EACH
MAINTENANCE
PRIORITY 3

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Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Purpose of Action
Deficiency Photo1

LEVEL 2



Facade A

No violations recorded.

Violations

DOOR HARDWARE

Inspected

Condition

3 - 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

1,800

Replacement Uom

S.F.

Instance on Facade A

Inspected

Instance Condition

3 - Fair

Instance Quantity

1,800

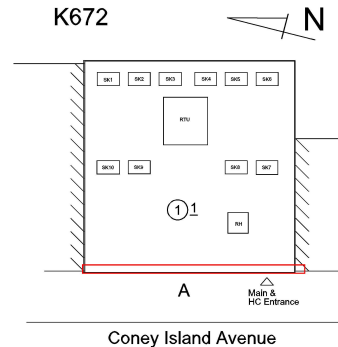
Instance Quantity Uom

S.F.

Deficiency

BRICK: EFFLORESCENCE

Roof Plan reference



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	190
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
EXTERIOR SOFFITS	
Condition	Inspected
Deficiency	2 - Between Good and Fair
LOADING DOCK	
Does not Exist	
LOUVER	
Does not Exist	
PARAPETS	
Material Type(s)	Inspected
Replacement Quantity	Masonry
Replacement Uom	700
Instance on Roof 1	C.F.
Instance Condition	Inspected
Instance Quantity	2 - Between Good and Fair
Instance Quantity Uom	700
Deficiency	C.F.
PLAZA DECK	
Does not Exist	
ROOF	
Inspected	
Roofing	
Replacement Quantity	Inspected
Replacement Uom	10,000
ROOF HATCH/SMOKE HATCH	
Condition	S.F.
Deficiency	Inspected
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Does not Exist	
ROOF BARRIER/FENCE	
Does not Exist	
ROOF CAGE	
Does not Exist	
ROOFING	
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance Photo	
	Roof 1
Instance Quantity	10,000
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	2016
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: FLASHING: BASE FLASHING DETERIORATED
Roof Plan reference	<p align="center">K672</p>  <p align="center">Coney Island Avenue</p>
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 1
Violations	No violations recorded.
Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION

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Question	Response
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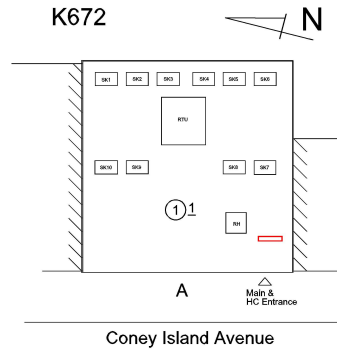
EXTERIOR

ROOF

Roofing

ROOFING

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action

Urgency of Action
Purpose of Action
Deficiency Photo

10
S.F.
REPLACE ROOFING WITHOUT MAJOR EQUIPMENT
REMOVAL
PRIORITY 4
LEVEL 2



Roof 1
No violations recorded.

Violations

ROOFING DRAINS

Inspected

Condition

2 - Between Good and Fair

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

2 - Between Good and Fair

Deficiency

No deficiencies recorded

SKYLIGHT/ROOF VENT

Inspected

Material Type(s)

Glass

Condition

3 - Fair

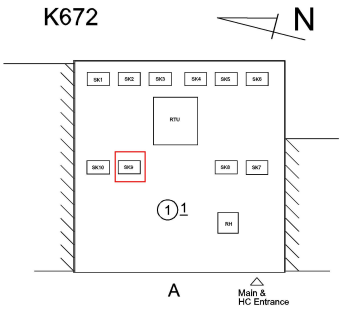

Deficiency

WATER INFILTRATION

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Question	Response
EXTERIOR	
ROOF	
Specialties	
SKYLIGHT/ROOF VENT	
Roof Plan reference	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	SK9 - Room 122 No violations recorded.
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	250
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: Facade A	Inspected
Instance Condition	1 - Good
Instance Quantity	250
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
INTERIOR	Inspected

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Question	Response
INTERIOR	
POOLS	Does not Exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3 - Fair
Deficiency	MASONRY BEARING WALL: CRACKED/SPALLED
Deficiency Location/Instance	1st Floor- Storage Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	1st Floor- Storage Room No violations recorded.
Deficiency	STEEL COLUMNS/BEAMS: MAJOR RUSTING
Deficiency Location/Instance	Basement - Electrical and Gas Meter Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Electrical and Gas Meter Room No violations recorded.
Deficiency	STEEL COLUMNS/BEAMS: DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Basement - Electrical and Gas Meter Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5

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Question	Response
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INTERIOR

STRUCTURAL

COLUMNS/BEAMS/BEARING WALLS

Deficiency Photo1



Basement - Electrical and Gas Meter Room

No violations recorded.

Violations

FLOOR STRUCTURE

Inspected

Condition

4 - Between Fair and Poor

Deficiency

CONCRETE SLAB ON GRADE: THRU CRACKS

Deficiency Location/Instance

Basement - Electrical and Gas Meter Room

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5

Deficiency Photo1



Basement - Electrical and Gas Meter Room

No violations recorded.

Violations

Deficiency

CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED

Deficiency Location/Instance

Basement - Electrical and Gas Meter Room, 1st Floor Storage

Deficiency Quantity

100

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 5


Deficiency Photo1



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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Violations	Basement - Electrical and Gas Meter Room No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement - Electrical and Gas Meter Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement - Electrical and Gas Meter Room No violations recorded.
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	GYPSUM BOARD: DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Room 122
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
	Room 122
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	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Room 102
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 102
Violations	No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected

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Question	Response
INTERIOR	
KITCHEN	
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	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	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	
Does not Exist	
Walls	
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 110
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	Room 110 No violations recorded.
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	No deficiencies recorded
Stalls	Does not Exist
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	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

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Question	Response
SITE	
PAVING	
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Coney Island Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Coney Island Avenue No violations recorded.
Pavers	Does not Exist
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
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist