

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K687

Asset: **PRE-K CENTER @ 10 BOUCK COURT - BROOKLYN, 10 BOUCK COURT, New York, 11223**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K687	Architectural - Senior	2024-01-29 11:23 AM	2024-02-07 2:54 PM
AA : K687	Architectural - Associate	2024-01-29 11:50 AM	2024-02-06 6:56 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	22,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	10
Comments on the Year Built	1996
Student Population	93
Staff Population	57
Weather	Fair
Principal(s) Information	

Principal Name	Jill Skop
Organization	Pre-K Center @ 10 Bouck Court - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. The HVAC system is dysfunctional requiring frequent repairs. 2. Water backs up from drains in some rooms during heavy rain events. 3. The playground safety surfacing is shifting and requires a repair. 4. The play equipment is damaged and requires an upgrade.

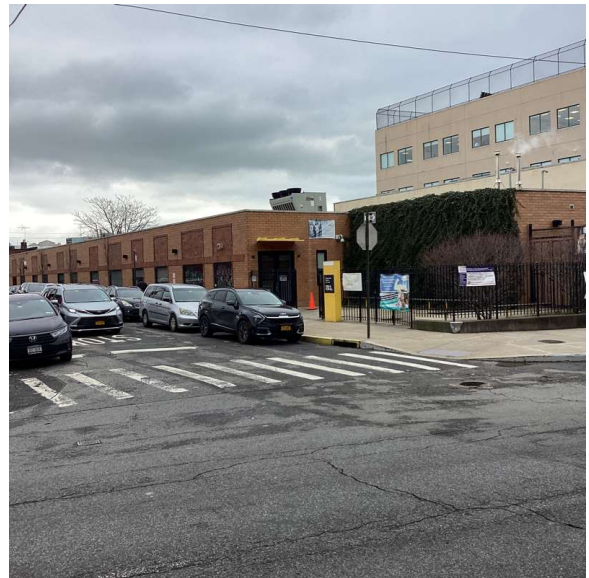
Custodian

Was not present

Fireman

Tomas Rivera (Handyman)

Facade Photo



Corner of Bouck Court and Shell Road - Southeast View

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Main Entrance Photo



Facade A - Bouck Court

Roof Photo



Roof 1 - East View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Roofing, 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

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

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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	Yes		Yes			

Rooms & Spaces

Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 112	Yes		Yes		
Multi-purpose Room	1st Floor	Yes		Yes	No	Yes
Nurse's Room	Room 130	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor - Unisex in each Classroom	Yes		Yes		
Toilet Rooms (Girls)	1st Floor - Unisex in each Classroom	Yes		Yes		
Toilet Rooms (Staff)	1st Floor - Unisex	Yes		Yes		

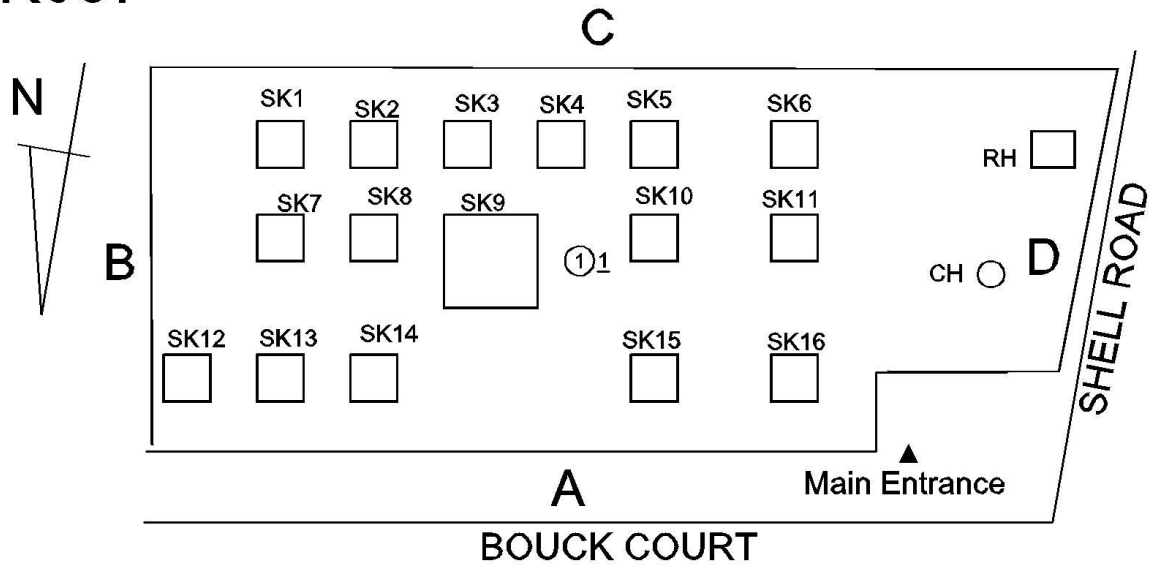
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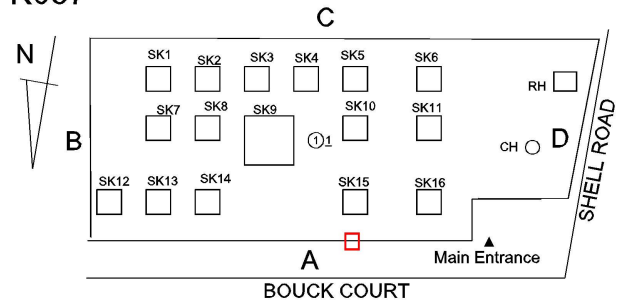
Building Template

K687



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	2 - Between Good and Fair
Deficiency	CAST STONE: DETERIORATED TRANSVERSE JOINTS
Roof Plan reference	K687




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

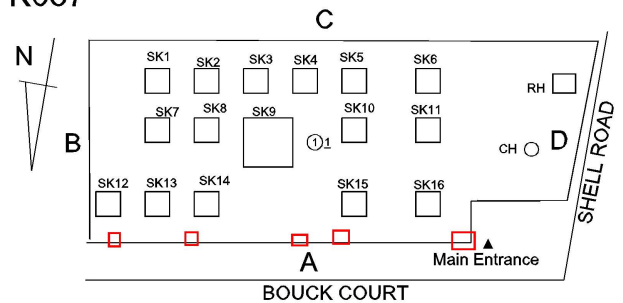
10
L.F.
MAINTENANCE
PRIORITY 3
LEVEL 2

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Question	Response
EXTERIOR	
COPING	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
CORNICE	Does not Exist
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	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	6,300
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	6,300
Instance Quantity Uom	S.F.
Deficiency	BRICK: MAJOR / THRU CRACKS
Roof Plan reference	K687



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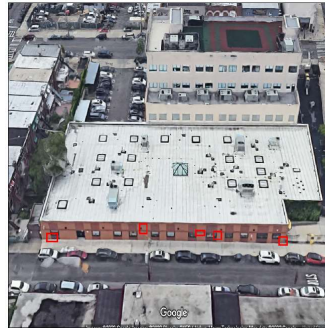
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

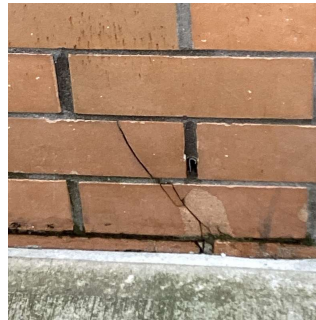
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

No violations recorded.

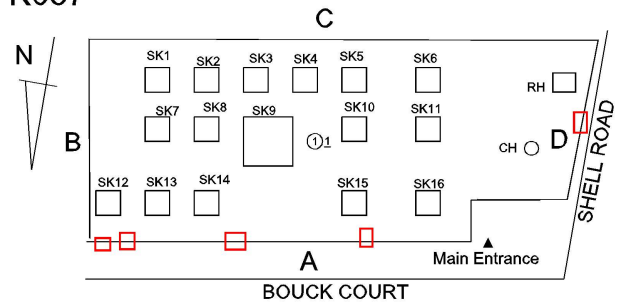
Violations

Deficiency

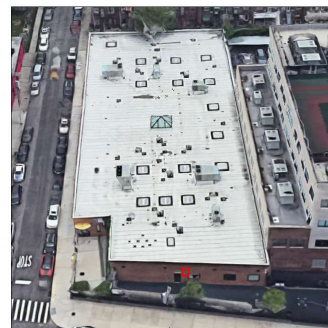
BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference

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Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

RESTITCH

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Question

Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 3
LEVEL 2



Facade D

Violations

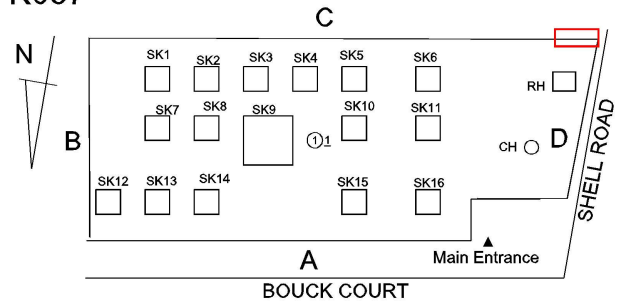
No violations recorded.

Deficiency

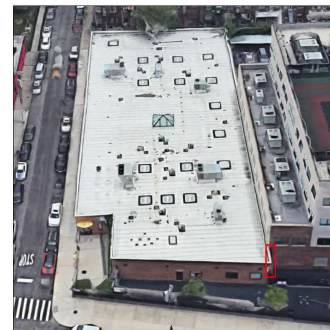
BRICK: EFFLORESCENCE

Roof Plan reference

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Elevation



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

MAINTENANCE

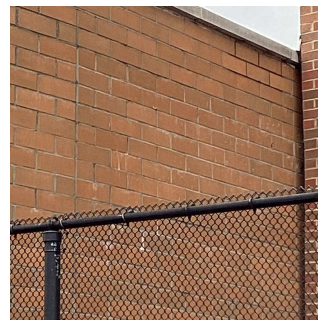
Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 1

Deficiency Photo1



Facade C

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	No violations recorded.
Deficiency	BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS
Roof Plan reference	K687
Elevation	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D 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	Concrete, Masonry
Replacement Uom	2,500
Instance on Roof 1	C.F.
	Inspected

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Question	Response
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EXTERIOR

PARAPETS	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,500
Instance Quantity Uom	C.F.
Deficiency	No deficiencies recorded

PLAZA DECK	Does not Exist
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ROOF	Inspected
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Roofing	Inspected
Replacement Quantity	22,000
Replacement Uom	S.F.

ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

ROOF BARRIER/FENCE	Does not Exist
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ROOF CAGE	Does not Exist
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ROOFING	Inspected
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Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	

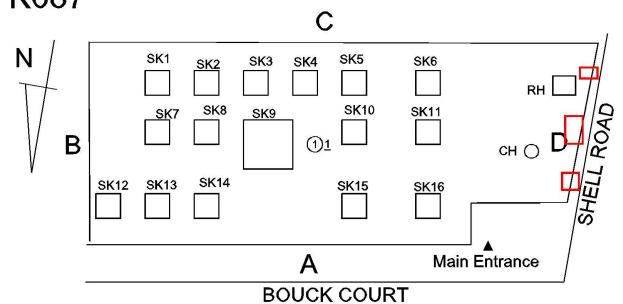


	Roof 1
Instance Quantity	22,000
Instance Quantity Uom	S.F.

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: CAP FLASHING DAMAGED
Roof Plan reference	K687



Deficiency Quantity	25
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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
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	Does not Exist
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Glass, Plastic
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	1,600
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	1 - Good
Instance Quantity	1,600
Instance Quantity Uom	S.F.
Are these windows insulated	Yes

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Question	Response
EXTERIOR	Inspected
WINDOWS	Inspected
WINDOWS	
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	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	1st Floor
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Room 101
Violations	No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	4 - Between Fair and Poor
Deficiency	METAL DECK AND CONCRETE: DETERIORATED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5

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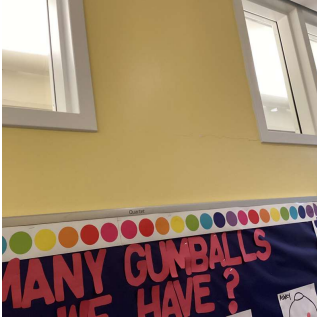
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Question	Response
INTERIOR	Inspected
STRUCTURAL	
ROOF STRUCTURE	
Deficiency Photo1	
Violations	Room 101 No violations recorded.
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Main Lobby
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Lobby 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 rooms 114, 111
Deficiency Quantity	15
Quantity Uom	S.F.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near room 114 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	Does not Exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
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	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	

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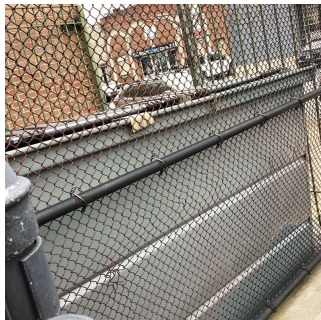
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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Does not Exist
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	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	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
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

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	Inspected
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	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	3 - Fair
Deficiency	CHAIN LINK: RUST - MAJOR
Deficiency Location/Instance	Near generator
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near generator No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SITE	
PAVING	
Student Non-Use	Inspected
Pavers	Does not Exist
Student Use	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Near Main Entrance
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Main Entrance
Violations	No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Bouck Court, Shell Road
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Shell Road

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Bouck Court, Shell Road
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Bouck Court No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	
Instance on West Side of Building	Inspected
Instance on West Side of Building	Inspected
Benches	
Instance on West Side of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fence	
Instance on West Side of Building	Inspected
Condition	3 - Fair
Deficiency	CHAIN LINK: RUST - MAJOR
Deficiency Location/Instance	Rear
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Rear

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Question	Response
SITE	
PLAYGROUNDS	
Fence	
Violations	No violations recorded.
Pavement	
Instance on West Side of Building	Does not Exist
Play Equipment	
Instance on West Side of Building	Inspected
Condition	5 - Poor
Deficiency	BROKEN/DETERIORATED/MISSING
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Schoolyard No violations recorded.
Safety Surfacing	
Instance on West Side of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on West Side of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PLAYING SURFACE	
	Does not Exist
RETAINING WALLS	
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	Inspected No
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
RETAINING WALLS	
Deficiency Photo1	
Violations	Schoolyard No violations recorded.
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	Inspected
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Site Cheek/flank Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Near Playground
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Playground No violations recorded.
Stairs/ramps	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ARTWORK	Does not Exist