

**NYC Department of Education  
Building Condition Assessment Survey 2023 - 2024**

Architectural Inspection

**K692**

**Asset: PRE-K CENTER @ 305-307 THIRD AVENUE - BROOKLYN, 305-307 THIRD AVENUE,  
New York, 11215**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K692	Architectural - Senior	2024-02-29 12:59 PM	2024-03-06 11:06 AM
AA : K692	Architectural - Associate	2024-02-29 12:41 PM	2024-03-05 4:36 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	8,600
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	1+Mezzanine (No Basement)
Comments on the Number of Classrooms	3
Comments on the Year Built	1966
Student Population	54
Staff Population	20
Weather	Fair
Principal(s) Information	
Principal Name	Cynthia Lascano
Organization	The Little Brooklyn Pre-K Center - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Assistant Principal Karla Leonardo provided comments on behalf of the Principal as follows: 1. Some of the rooms have an uneven heating distribution. 2. Room 116 door hardware sometime does not work properly.
Custodian	James Mason
Fireman	Was not present
Facade Photo	



3rd Avenue - Southeast View

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Main Entrance Photo



Facade A - 3rd Avenue

Roof Photo



Roof 1 - Northeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors, Exterior Walls (Facade A), Parapets, Roofing, Roofing Barrier, Skylights and 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

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No condition recorded

**Programmatic Accessibility**

<b>Programmatic Accessibility Status Question</b>	<b>Response</b>
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

<b>Physical Breakdown Structure</b>	<b>Exists</b>	<b>Required</b>	<b>Complies</b>	<b>Deficiency</b>	<b>Assistive Fire Listening System</b>	<b>Alarm Strobe</b>
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**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>				Yes		
<b>Exterior H/C Lifts</b>	No	No				
<b>Exterior Ramps and Railings</b>	No	No				

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No	No				
<b>Interior Corridor Doors and Hardware</b>	Yes		Yes			
<b>Interior Corridors and Lobbies</b>			Yes			
<b>Interior Elevators</b>	No					
<b>Interior Lobby Doors and Hardware</b>			Yes			
<b>Interior Ramps</b>	No					

**Rooms & Spaces**

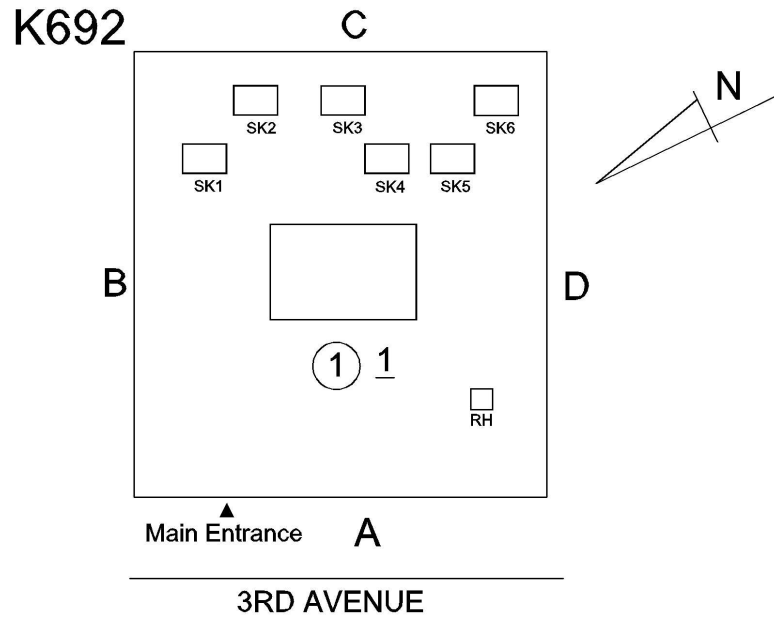
<b>Art Rooms</b>		No				
<b>Auditorium</b>		No				
<b>Cafeteria</b>		No				
<b>Classrooms</b>	1st Floor	Yes		Yes		
<b>Computer Rooms</b>		No				
<b>Gymnasium</b>		No				
<b>Library</b>		No				
<b>Main Office</b>	Room 104	Yes		Yes		
<b>Multi-purpose Room</b>	1st Floor	Yes		Yes	No	Yes
<b>Nurse's Room</b>	Room 110	Yes		Yes		
<b>Pool</b>		No				
<b>Science Lab</b>		No				
<b>Toilet Rooms (Boys)</b>	1st Floor	Yes		Yes		
<b>Toilet Rooms (Girls)</b>	1st Floor	Yes		Yes		
<b>Toilet Rooms (Staff)</b>	1st Floor	Yes		Yes		

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Building Template



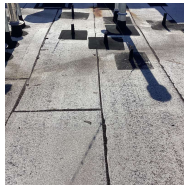
Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Inspected
Material Type(s)	Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry, Steel
Replacement Quantity	7,500
Replacement Uom	S.F.
Instance on All Facades	Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Instance Condition	2 - Between Good and Fair
Instance Quantity	7,500
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
<b>EXTERIOR SOFFITS</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>LOADING DOCK</b>	
	Does not Exist
<b>LOUVER</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>PARAPETS</b>	
Material Type(s)	Inspected
Replacement Quantity	Masonry, Metal
Replacement Uom	300
Instance on Facades A, B	C.F.
Instance Condition	Inspected
Instance Quantity	2 - Between Good and Fair
Instance Quantity Uom	300
Deficiency	C.F.
<b>PLAZA DECK</b>	
	Does not Exist
<b>ROOF</b>	
<b>Roofing</b>	
Replacement Quantity	Inspected
Replacement Uom	7,800
<b>ROOF HATCH/SMOKE HATCH</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>ROOF BARRIER/FENCE</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>ROOF CAGE</b>	
	Does not Exist
<b>ROOFING</b>	
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Photo	
	Roof 1
Instance Quantity	7,800
Instance Quantity Uom	S.F.

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
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	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not Exist
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not Exist
<b>DORMER</b>	Does not Exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Material Type(s)	Glass
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF/GRAVITY TANK</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	300
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: Facade A, Roof 1	Inspected
Instance Condition	1 - Good
Instance Quantity	300
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Mezzanine - Room 204
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Mezzanine - Room 204 No violations recorded.
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	1st Floor - Room 115
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	1st Floor - Room 115 No violations recorded.
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	3 - Fair

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>ROOF STRUCTURE</b>	
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Roof 1 - Mezzanine - Room 202
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Roof 1 - Mezzanine - Room 202
Violations	No violations recorded.
<b>VAULTS-BUNKERS</b>	
	Does not Exist
<b>AUDITORIUM</b>	
	Does not Exist
<b>CAFETERIA</b>	
	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Room 103, 114, 118
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo1	 <p>Corridor near Room 103</p>  <p>Corridor near Room 118</p>
Violations	No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not Exist
<b>Stage</b>	
Instance on 1st Floor	Does not Exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Inspected
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	Does not Exist
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	Does not Exist
<b>Railings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	Inspected
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	
	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	
	Inspected
<b>CONTAINERIZATION</b>	
	Does not Exist
<b>Drainage System for Asphalt</b>	Does not Exist
<b>Drainage System for Concrete</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	
	Does not Exist
<b>FENCES</b>	
	Does not Exist
<b>IRRIGATION SYSTEM</b>	
	Does not Exist
<b>PAVING</b>	
	Inspected
<b>Student Non-Use</b>	Does not Exist
<b>Student Use</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Along 3rd Avenue

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	
<b>Concrete</b>	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Along 3rd Avenue No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along 3rd Avenue
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Along 3rd Avenue No violations recorded.
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist
<b>RETAINING WALLS</b>	Does not Exist
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist