

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

Architectural Inspection

K751

Asset: **PRE-K CENTER @ 131 UNION STREET - BROOKLYN, 131 UNION STREET, New York, 11231**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K751	Architectural - Senior	2023-12-05 1:00 PM	2024-06-20 5:10 PM
AA : K751	Architectural - Associate	2023-12-05 12:22 PM	2023-12-12 5:10 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	4,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	8,000 S.F. Total Building (4,000 S.F. Leased)
Comments on the Stories (Floors) plus Basements	3+B+C
Comments on the Number of Classrooms	2
Comments on the Year Built	1920
Student Population	38
Staff Population	8
Weather	Fair
Principal(s) Information	

Principal Name	Katherine Dellostritto
Organization	Pre-K Center @ 131 Union Street - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. Room 101 has deteriorated floor tiles and substrate 2. There are many ceiling tiles missing in the Motor Room which is an instructional space.

Custodian	Sean Graves
Fireman	Peter Magliocco
Facade Photo	



Union Street - East View

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Main Entrance Photo



Facade A - Union Street

Roof Photo

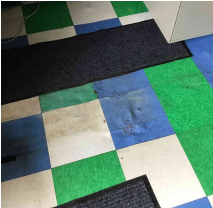


Roof 1 - North View

Have any Systems/Major Building Components been upgraded?  
 Have there been any Building Additions?  
 Tandem Schools?  
 Leased Space?  
 Year Leased  
 Inspection

No  
 No  
 No  
 Yes  
 2016  
 Partial Inspection

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No	Tripping Hazard	Severely damaged floor and subfloor is a potential tripping hazard.	INTERIOR   CLASSROOMS /CORRIDORS/ ADMIN SPACES   Floor Finish	Room 101	Peter Magliocco	Fireman	

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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	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

**Rooms & Spaces**

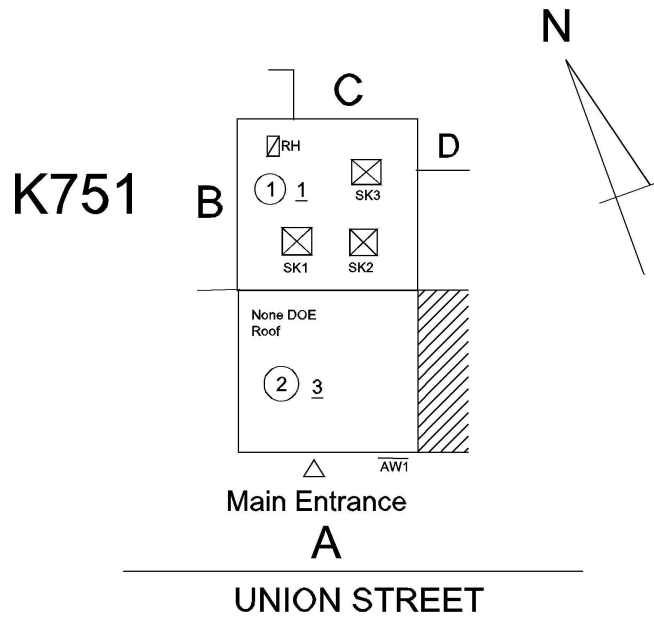
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 101	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

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Building Template



Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY STAIRS: DETERIORATED TREADS/RISERS/NOSINGS
Roof Plan reference	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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**Question**

**Response**

**EXTERIOR**

**AREAWAY**

Deficiency Photo1



AW1

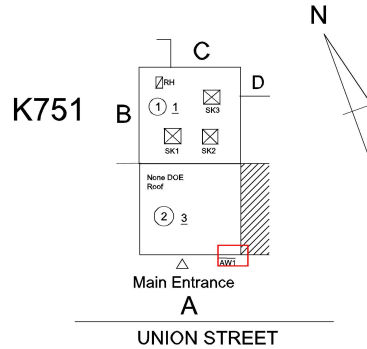
No violations recorded.

Violations

Deficiency

AREAWAY WALLS: CRACKS AND SPALLING

Roof Plan reference



Deficiency Quantity

80

Quantity Uom

S.F.

Potential Action

REPAIR

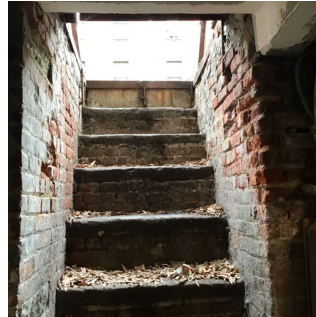
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



AW1

No violations recorded.

Violations

**AWNINGS AND CANOPIES**

Does not Exist

**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

No deficiencies recorded

**CORNICE**

Inspected

Condition

2 - Between Good and Fair

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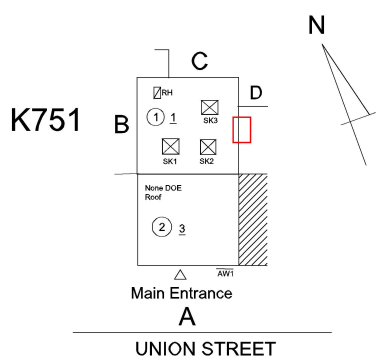

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Question	Response
<b>EXTERIOR</b>	
<b>CORNICE</b>	Inspected
Deficiency	No deficiencies recorded
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR - MINOR DETERIORATION
Roof Plan reference	<div style="text-align: center;"> <p>K751</p> <p>UNION STREET</p> </div>
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations 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)	Concrete, Masonry
Replacement Quantity	1,500
Replacement Uom	S.F.
Instance on Facade A and portions of Facades B, C, D	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	1,500
Instance Quantity Uom	S.F.

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	Inspected
Deficiency	No deficiencies recorded
<b>EXTERIOR SOFFITS</b>	Does not Exist
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Does not Exist
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	650
Replacement Uom	C.F.
Instance on Roof 1	Inspected
Instance Condition	3 - Fair
Instance Quantity	650
Instance Quantity Uom	C.F.
Deficiency	BRICK: DETERIORATED JOINTS
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof No violations recorded.
Deficiency	BRICK: DETERIORATED CONTROL/EXPANSION JOINT



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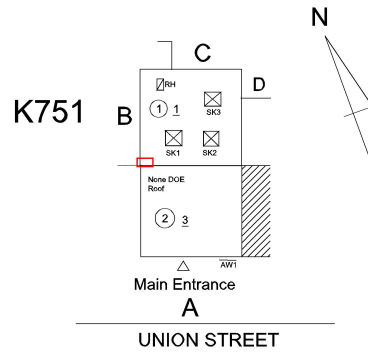
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Question	Response
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**EXTERIOR**

**PARAPETS**

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



Roof 1  
No violations recorded.

Violations

<b>PLAZA DECK</b>	Does not Exist
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<b>ROOF</b>	Inspected
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<b>Roofing</b>	Inspected
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Replacement Quantity	2,000
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Replacement Uom	S.F.
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<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
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Condition	2 - Between Good and Fair
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Deficiency	No deficiencies recorded
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<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not Exist
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<b>ROOF BARRIER/FENCE</b>	Does not Exist
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<b>ROOF CAGE</b>	Does not Exist
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<b>ROOFING</b>	Inspected
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Instance on Modified Bitumen: Roof 1	Inspected
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Instance Condition	5 - Poor
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Instance Photo



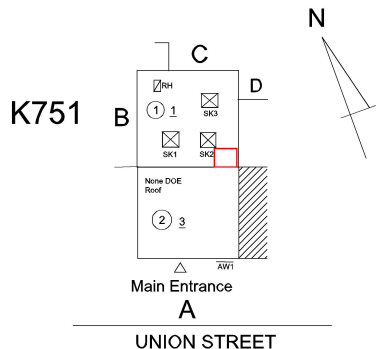
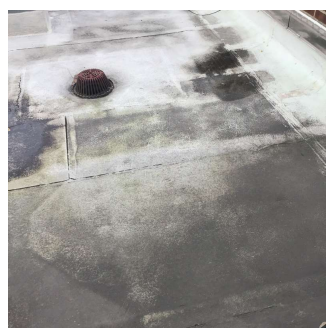
Roof 1



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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Instance Quantity	2,000
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	2016
Source of Installation	Custodial Staff
Deficiency	MODIFIED BITUMEN: ROOFING: DELAMINATION
Roof Plan reference	
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
<b>ROOFING DRAINS</b>	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	
<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>	Does not Exist
<b>SKYLIGHT/ROOF VENT</b>	Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	Inspected
<b>Specialties</b>	
<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	140
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Does not Exist
<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	Inspected
Instance Condition	1 - Good
Instance Quantity	140
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	2016
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Masonry
Condition	3 - Fair
Deficiency	STONE RUBBLE: DETERIORATED JOINTS
Deficiency Location/Instance	Cellar
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>ROOF STRUCTURE</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies 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>	
Inspected	
<b>Ceiling</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Exit 2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Exit 2 No violations recorded.
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby
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
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo1	
Violations	Main Entrance Lobby No violations 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	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Entrance Lobby No violations recorded.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 101
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
	Room 101
Violations	No violations recorded.
<b>Walls</b>	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DETERIORATED
Deficiency Location/Instance	Main Entrance Lobby, Corridor near Exit 2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Main Entrance Lobby
Violations	No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	
	Does not Exist
<b>KITCHEN</b>	
	Does not Exist
<b>LIBRARY</b>	
	Does not Exist
<b>LOCKER ROOM</b>	
	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	
	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>	
	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</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>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>	Does not Exist
<b>ARTWORK</b>	Does not Exist