

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K839

Asset: P.S. 134 MINISCHOOL - BROOKLYN, 4001 18TH AVENUE, New York, 11218

Inspection Id	Inspection Type	Time In	Last Edited
SA : K839	Architectural - Senior	2024-01-22 8:30 AM	2024-06-12 10:58 AM
AA : K839	Architectural - Associate	2024-01-22 7:32 AM	2024-02-06 6:57 PM

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)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	8
Comments on the Year Built	1983
Student Population	200
Staff Population	30
Weather	Fair
Principal(s) Information	
Principal Name	Sarah Gobin-Darrell
Organization	P.S. K134 - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Custodian	Steven Fassano
Fireman	John Gattuso
Facade Photo	



Schoolyard - Southwest View

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

Architectural Inspection

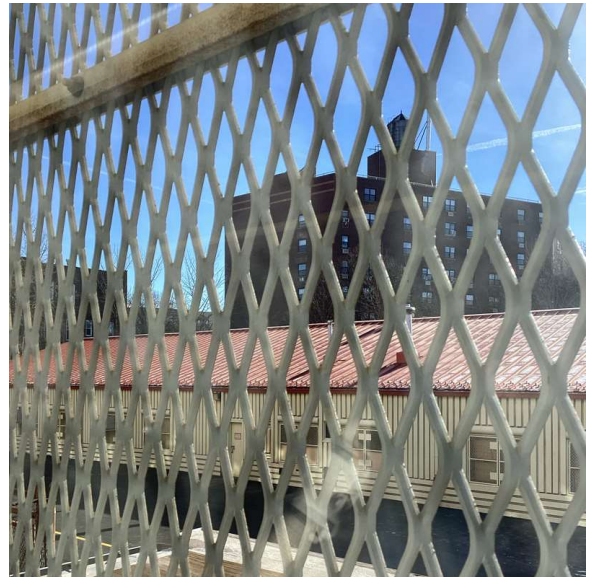
K839

Main Entrance Photo



Facade A - Webster Avenue

Roof Photo



Roof 1 - Northwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Canopy repairs.

Year: 2021

Systems: Roofing replacement; Leaders/Gutters replacement.

Year: 2009

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						

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K839

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	Yes		Yes			

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

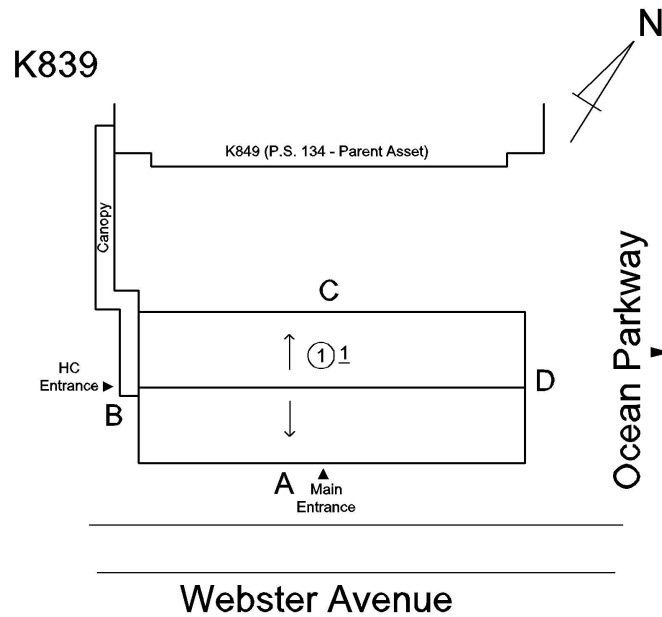
Art Rooms		No				
Auditorium		No				
Cafeteria	1st Floor	Yes		Yes	No	Yes
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office		No				
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes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

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

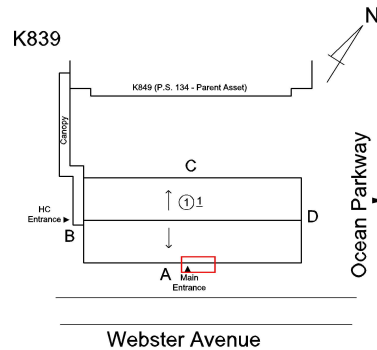
K839

Building Template



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	Does not Exist
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR - MINOR DETERIORATION
Roof Plan reference	




Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action

2
EACH
MAINTENANCE
PRIORITY 3

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

Architectural Inspection

K839

Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Roof Plan reference	<p>K839</p>  <p>Webster Avenue</p>
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
LINTELS	Does not Exist
TRANSOM/SIDE LIGHT	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Steel

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

Architectural Inspection

K839

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS
Roof Plan reference	 <p>K839 K849 (P.S. 134 - Parent Asset) HC Entrance B Main Entrance A Ocean Parkway Webster Avenue</p>
Elevation	
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

K839

Question	Response
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EXTERIOR

PARAPETS	Does not Exist
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PLAZA DECK	Does not Exist
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ROOF	Inspected
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Roofing	Inspected
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Replacement Quantity	10,500
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Replacement Uom	S.F.
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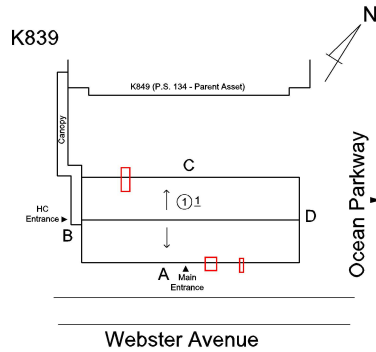
ROOF HATCH/SMOKE HATCH	Does not Exist
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LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
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Condition	3 - Fair
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Deficiency	DAMAGED/MISSING
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Roof Plan reference



Deficiency Quantity

30

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

ROOF BARRIER/FENCE	Does not Exist
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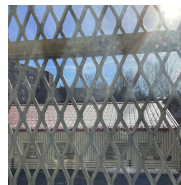
ROOF CAGE	Does not Exist
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ROOFING	Inspected
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Instance on Metal: Roof 1	Inspected
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Instance Condition	1 - Good
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Instance Photo



Roof 1

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K839

Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance Quantity	10,500
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2009
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Does not Exist
Specialties	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not Exist
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	4 - Between Fair and Poor
Deficiency	STONE: CRACKS/SPALLING - MAJOR
Roof Plan reference	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D
Deficiency	No violations recorded.
	CONCRETE: CRACKS/SPALLING - MAJOR

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

Architectural Inspection

K839

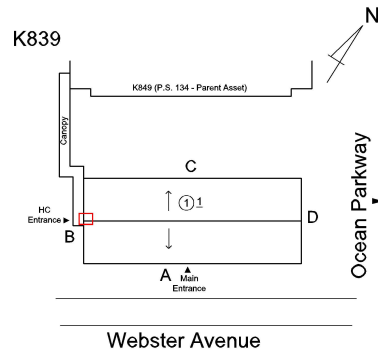
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

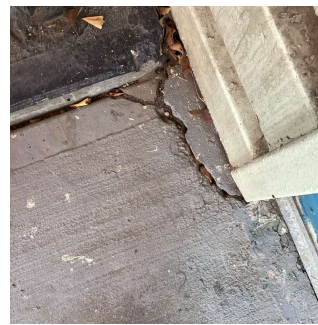
STAIRS/RAMPS

Roof Plan reference



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade B

No violations recorded.

Violations

WINDOWS

Inspected

Replacement Quantity

700

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

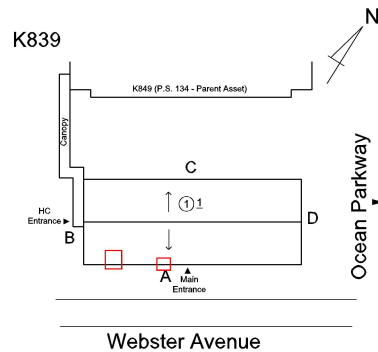
Condition

3 - Fair

Deficiency

DETERIORATED/TORN-OUT/MISSING

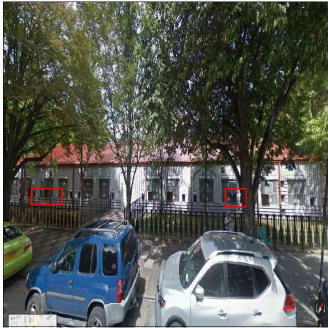

Roof Plan reference



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

Architectural Inspection


K839

Question	Response
EXTERIOR	
WINDOWS	
EXTERIOR GUARDS	
Elevation	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facade A and C	Inspected
Instance Condition	3 - Fair
Instance Quantity	700
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1983
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 - Mechanical Room 5

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection



K839

Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	1st Floor - Mechanical Room 5 No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	
Does not Exist	
AUDITORIUM	
Does not Exist	
CAFETERIA	
Instance on 1st Floor (600 SF)	Inspected Inspected
Ceiling	
Instance on 1st Floor (600 SF)	Inspected Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor (600 SF)	Inspected Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor (600 SF)	Does not Exist
Floor Finish	
Instance on 1st Floor (600 SF)	Inspected Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on 1st Floor (600 SF)	Does not Exist
Stage	
Instance on 1st Floor (600 SF)	Does not Exist
Walls	
Instance on 1st Floor (600 SF)	Inspected

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

Architectural Inspection


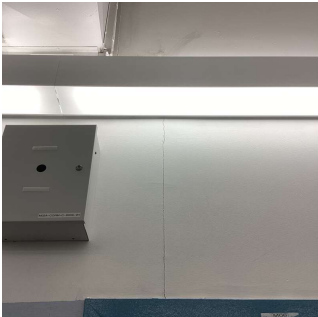
K839

Question	Response
INTERIOR	
CAFETERIA	
Walls	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor (600 SF)	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Exit 2 - Vestibule, Corridor near Exit 1, by Room 1M9
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 2 - Vestibule No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Exit 1, by Room SS-M
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Exit 1

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K839

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Violations	No violations recorded.
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Exits 1, 2, 3 - Vestibules
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 2 - Vestibule No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms M06, MC05, 7, 3
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room M06 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Inspected

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

Architectural Inspection

K839

Question	Response
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INTERIOR

KITCHEN

Instance on 1st Floor (300 SF)	Inspected
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Ceiling

Instance on 1st Floor (300 SF)	Inspected
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Condition	3 - Fair
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Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
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Deficiency Location/Instance	Near Servery
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Deficiency Quantity	10
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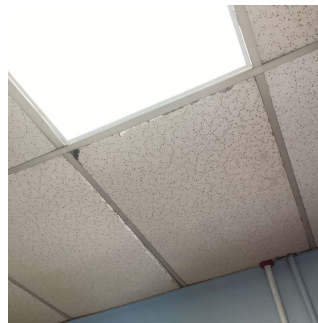
Quantity Uom	S.F.
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Potential Action	REPLACE
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Urgency of Action	PRIORITY 3
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Purpose of Action	LEVEL 2
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Deficiency Photo1	
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Near Servery

Violations	No violations recorded.
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Door(s)

Instance on 1st Floor (300 SF)	Inspected
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Condition	2 - Between Good and Fair
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Deficiency	No deficiencies recorded
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Floor Finish

Instance on 1st Floor (300 SF)	Inspected
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Condition	3 - Fair
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Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
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Deficiency Location/Instance	Near Servery
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Deficiency Quantity	10
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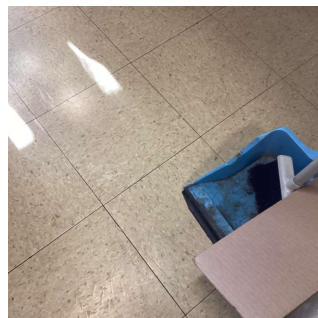
Quantity Uom	S.F.
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Potential Action	REPLACE
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Urgency of Action	PRIORITY 3
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Purpose of Action	LEVEL 2
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Deficiency Photo1	
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Near Servery


Violations	No violations recorded.
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Walls

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K839

Question	Response
INTERIOR	
KITCHEN	Inspected
Walls	
Instance on 1st Floor (300 SF)	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	Inspected
Condition	5 - Poor
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms M06C, M06B
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Room M06C	
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
Stalls	Does not Exist
Walls	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Rooms M06B, M06C
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection


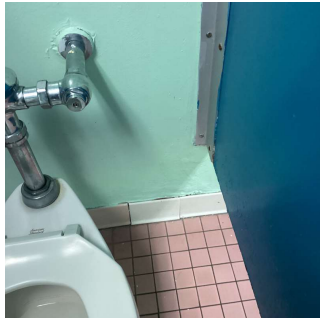
K839

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Walls	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room M06B
Violations	No violations recorded.
TOILET ROOMS - STUDENTS	
	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room M06A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room M06A
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
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room M06A
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE

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

Architectural Inspection

K839

Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room M06A No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room M06A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room M06A No violations recorded.
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Room M06A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

