

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

Architectural Inspection

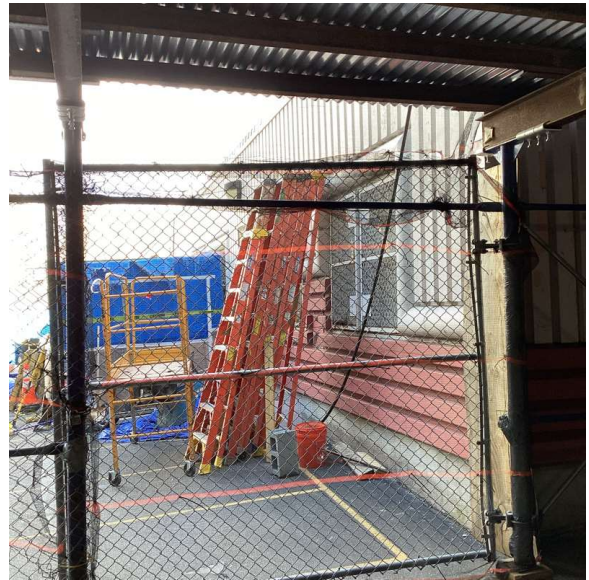
**K869**

**Asset: P.S. 361 MINISCHOOL - BROOKLYN, 3109 NEWKIRK AVENUE, New York, 11210**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K869	Architectural - Senior	2024-02-29 8:27 AM	2024-03-06 11:07 AM
AA : K869	Architectural - Associate	2024-02-29 8:59 AM	2024-03-05 4:37 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Security lights/Scaffolding
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	10
Comments on the Year Built	1989
Student Population	0
Staff Population	0
Weather	Fair
Principal(s) Information	
Principal Name	Myra Blain
Organization	Success Academy Charter School - Bergen Beach - 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	Jason Azadian
Fireman	Gilbert Rosario
Facade Photo	



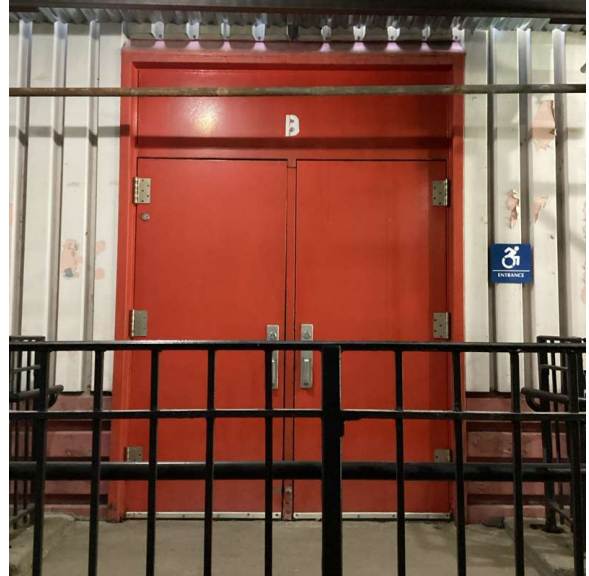
School Yard - Northeast View

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Main Entrance Photo



Facade A - School Yard

Roof Photo



Roof 1 - North View

Have any Systems/Major Building Components been upgraded? No  
 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						

**Programmatic Accessibility**

Programmatic Accessibility Status Question	Response
Is the primary or secondary entrance on an accessible route?	Yes

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Programmatic Accessibility Status Question	Response
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**

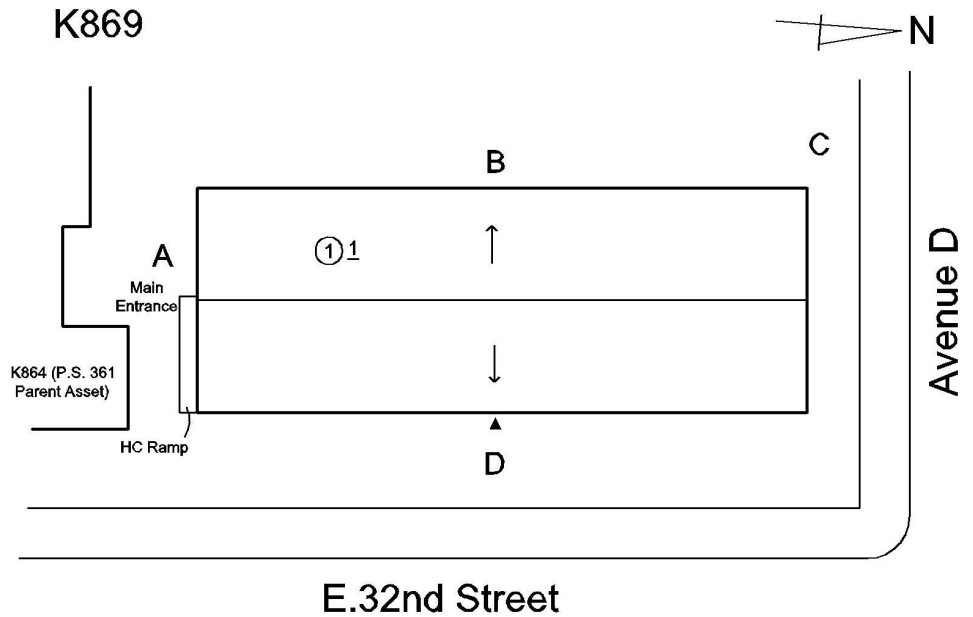
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office		No				
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)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

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Building Template

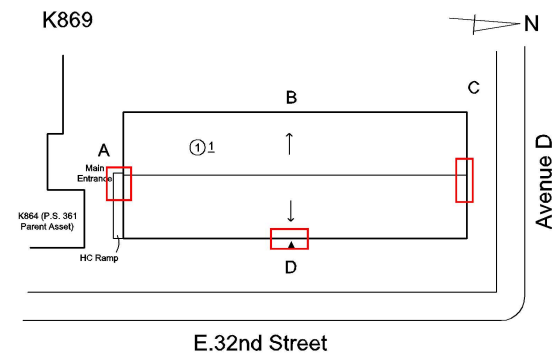


Inspection

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>	Does not Exist
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5 - Poor

Deficiency METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity

6

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

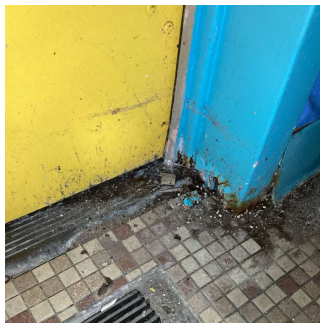
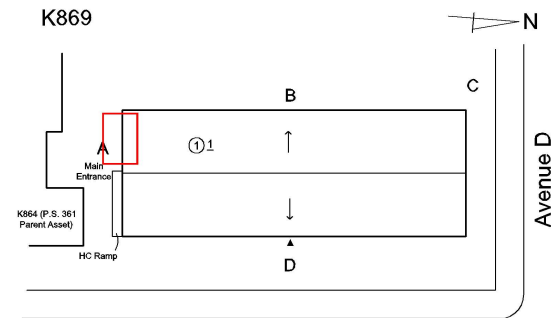

Purpose of Action

LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	
Deficiency Photo1	
Violations	Facade D No violations recorded.
<b>DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not Exist
<b>TRANSOM/SIDE LIGHT</b>	Does not Exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry, Steel
Replacement Quantity	6,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5 - Poor
Instance Quantity	6,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS
Roof Plan reference	
Elevation	
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Urgency of Action  
Purpose of Action  
Deficiency Photo1

PRIORITY 4  
LEVEL 2



Facade A

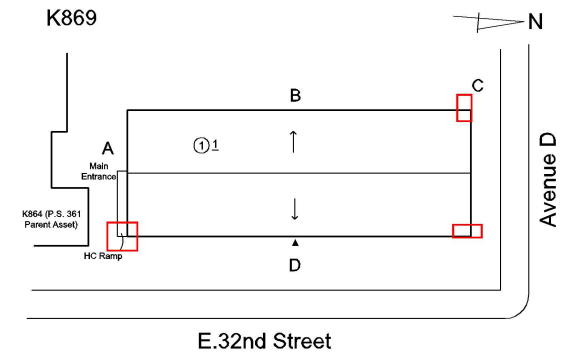
Violations

No violations recorded.

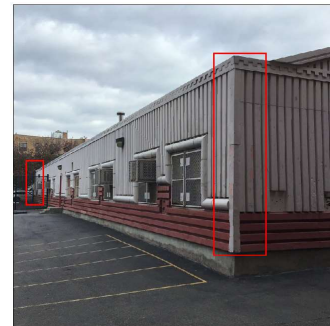
Deficiency

METAL PANEL: DAMAGED TRIM

Roof Plan reference



Elevation



Deficiency Quantity

30

Quantity Uom

L.F.

Potential Action

REPLACE

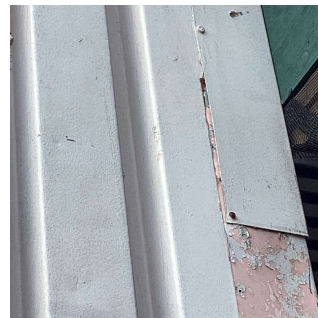
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1

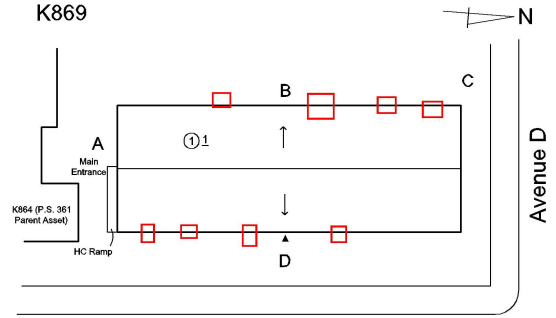
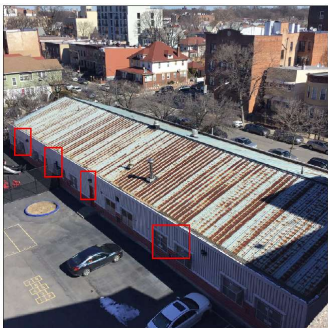



Facade B

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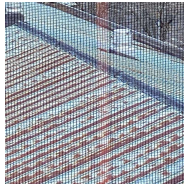
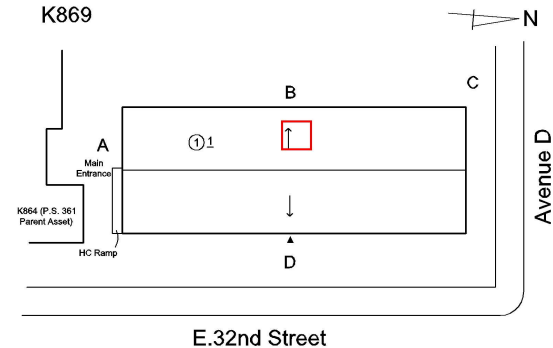
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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Violations	No violations recorded.
Deficiency	METAL PANEL: WATER INFILTRATION IN INSTRUCTIONAL SPACE
Roof Plan reference	
Elevation	
Deficiency Quantity	800
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B - Rooms 2 (Shown), 4, 6, 13, Facade D - Rooms 7, 11, Office, Staff No violations recorded.
<b>EXTERIOR SOFFITS</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	
Deficiency	Does not Exist
<b>LOUVER</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	
Deficiency	Does not Exist
<b>PLAZA DECK</b>	
Deficiency	Does not Exist

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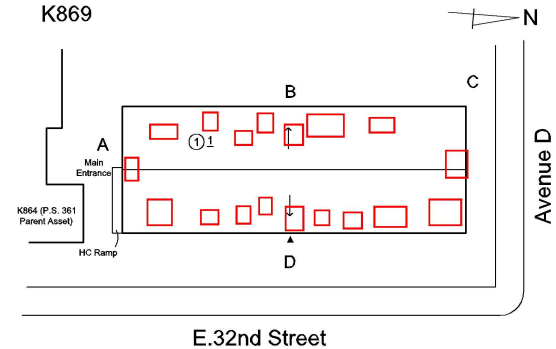

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	5 - Poor
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1989
Source of Installation	Custodial Staff
Deficiency	METAL: ROOFING: MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE
Roof Plan reference	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2



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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Deficiency Photo1	
Violations	Roof 1 - Mechanical Room 5 No violations recorded.
Deficiency	<b>METAL: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE</b>
Roof Plan reference	 <p>K869</p> <p>Main Entrance</p> <p>HC Ramp</p> <p>K864 (P.S. 361 Parent Asset)</p> <p>E.32nd Street</p> <p>Avenue D</p> <p>A, B, C, D</p>
Deficiency Quantity	1,800
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 - Rooms 1, 2, 3, 4, 6, 7, 10, 11, 13, Office, Staff, Exits A, B (Shown), C - Vestibules, In Rooms 1/3, 2/4, 7/13, 10/12 No violations recorded.
<b>ROOFING DRAINS</b>	Does not Exist
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR

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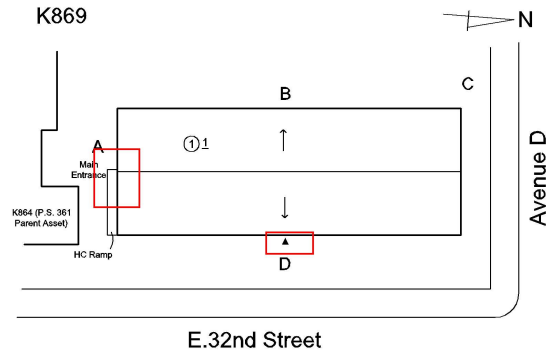
Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**BUILDING CHEEK/FLANK WALLS**

Roof Plan reference



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

20  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Facade A

Violations

No violations recorded.

**RAILINGS**

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

**STAIRS/RAMPS**

Inspected

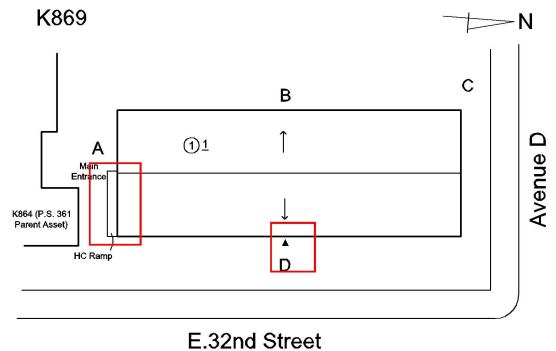
Condition

5 - Poor

Deficiency

CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference




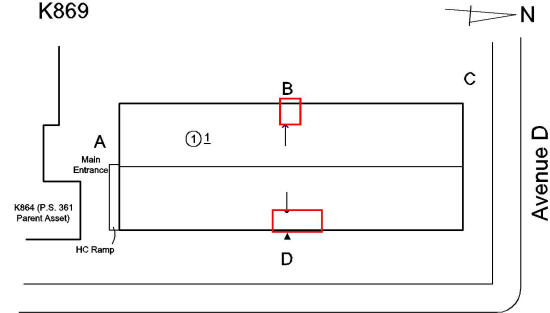

Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action

30  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	
Deficiency Photo1	
Violations	Facade A No violations recorded.
Deficiency	<b>CONCRETE: CRACKS/SPALLING - MINOR</b>
Roof Plan reference	<p>K869</p>  <p>E.32nd Street</p>
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>WINDOWS</b>	Inspected
Replacement Quantity	720
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	3 - Fair
Deficiency	RUST - MAJOR

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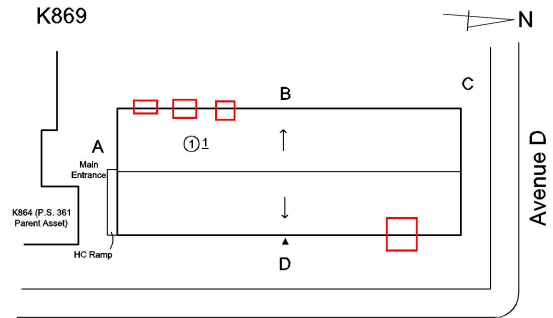
**Question** **Response**

**EXTERIOR**

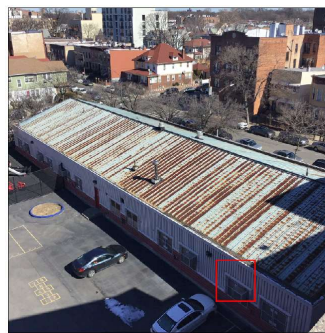
**WINDOWS**

**EXTERIOR GUARDS**

Roof Plan reference



Elevation



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

120  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Facade B  
No violations recorded.

Violations

**LINTELS**

Does not Exist

**WINDOWS**

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Double Hung: Facades B, D

Inspected

Instance Condition

3 - Fair

Instance Quantity

720

Instance Quantity Uom

S.F.

Are these windows insulated

No

Installation Year

1989

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded



**INTERIOR**

Inspected

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Question	Response
<b>INTERIOR</b>	
<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	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	1st Floor - Mechanical Room
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
	1st Floor - Mechanical Room
Violations	No violations recorded.
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	All Facades
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Facade B
Violations	No violations recorded.
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	Inspected
<b>ROOF STRUCTURE</b>	Inspected
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>	Inspected
Condition	5 - Poor
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 3, by Men Toilet Room, by Exit A
Deficiency Quantity	70
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 3 No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Exits A, B, C - Vestibules, Rooms 1, 2, 3, 4, 6, 7, 10, 11, 13, Office, Staff
Deficiency Quantity	2,970
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit B - Vestibule No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Exits A, B, C - Vestibules
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit A - Vestibule No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Rooms 4, 7, 12, Rooms 1, 2 and others
Deficiency Quantity	180
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 12 No violations recorded.
<b>Walls</b>	Inspected
Condition	4 - Between Fair and Poor
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Rooms 1, 3, 4, 7, Corridor near Room 5 and others
Deficiency Quantity	200
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>Walls</b>	
Deficiency Photo1	
	Room 1
Violations	No violations recorded.
Deficiency	GYPSUM BOARD: DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Rooms 2, 4, 6, 7, 11, 13, Office, Staff
Deficiency Quantity	380
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 4
Violations	No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - 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
<b>TOILET ROOMS - STAFF</b>	Inspected
Ceiling	Inspected



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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</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>Stalls</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 - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	5 - Poor
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	In Rooms 1/3, 2/4, 7/13, 10/12
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	In Room 1/3 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	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	In Room 2/4
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

Architectural Inspection

K869

Question	Response
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**INTERIOR**

**TOILET ROOMS - STUDENTS**

**Floor Finish**

Deficiency Photo1



In Room 2/4

Violations

No violations recorded.

**Stalls**

Inspected

Condition

3 - Fair

Deficiency

BROKEN/MISSING

Deficiency Location/Instance

In Room 1/3

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



In Room 1/3

Violations

No violations recorded.

**Walls**

Inspected

Condition

2 - Between Good and Fair

Deficiency

CERAMIC TILE: BROKEN/ MISSING

Deficiency Location/Instance

In Room 1/3

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>TOILET ROOMS - STUDENTS</b>	
<b>Walls</b>	
Deficiency Photo1	
Violations	In Room 1/3 No violations 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>	Not Required
<b>ARTWORK</b>	Does not Exist