

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K997

Asset: BROOKLYN HS SUPERINTENDENT - K, 1780 OCEAN AVENUE, New York, 11230

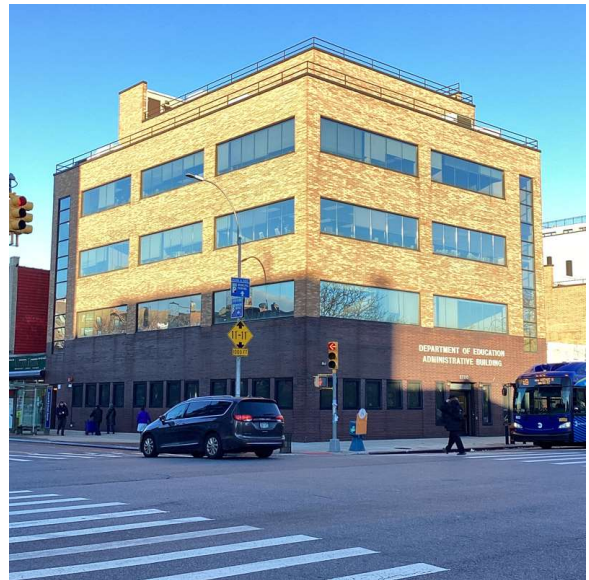
Inspection Id	Inspection Type	Time In	Last Edited
SA : K997	Architectural - Senior	2024-01-11 7:31 AM	2024-01-24 8:47 AM
AA : K997	Architectural - Associate	2024-01-11 9:09 AM	2024-01-29 12:03 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	22,500
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	5+B
Comments on the Number of Classrooms	0
Comments on the Year Built	2001
Student Population	0
Staff Population	170
Weather	Fair
Principal(s) Information	

Principal Name	Alisha Carlos (Director of The Family Welcome Center)
Organization	Brooklyn High School Superintendent Offices - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Director's comment is as follows: The phone system does not allow callers to leave messages.

Custodian	Stephen Hourihan
Fireman	Mohamed Doucoure
Facade Photo	



Corner of Ocean Avenue and Avenue M - Northwest View

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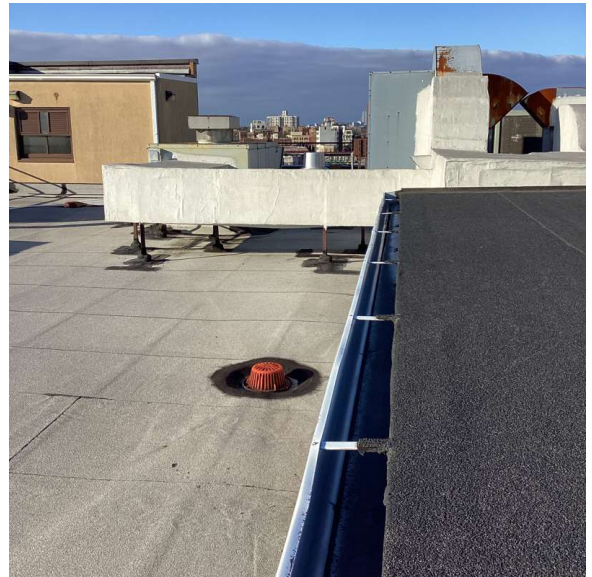
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Main Entrance Photo



Facade A - Ocean Avenue

Roof Photo



Roof 1 - Southwest View

Have any Systems/Major Building Components been upgraded?

Yes
 Systems: Roofing - repairs
 Year: 2020
 Systems: Roofing - repairs
 Year: 2019
 Systems: Roofing - repairs
 Year: 2019

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2001

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
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Yes	Potential Falling Debris	Remains of an abandoned chimney assembly is severely deteriorated presenting a hazard.	Chimney	North facade over adjacent building	Abayomi Vincent	Handyman
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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

Programmatic Accessibility Status Question	Response
Is the primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	Yes
Are all floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Fire Listening Alarm System	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	No	No		
Interior Corridors and Lobbies			Yes	
Interior Elevators	Yes		Yes	
Interior Lobby Doors and Hardware			Yes	
Interior Ramps	No			

Rooms & Spaces

Art Rooms	No
Auditorium	No
Cafeteria	No
Classrooms	No
Computer Rooms	No
Gymnasium	No
Library	No
Main Office	No
Multi-purpose Room	No
Nurse's Room	No
Pool	No
Science Lab	No

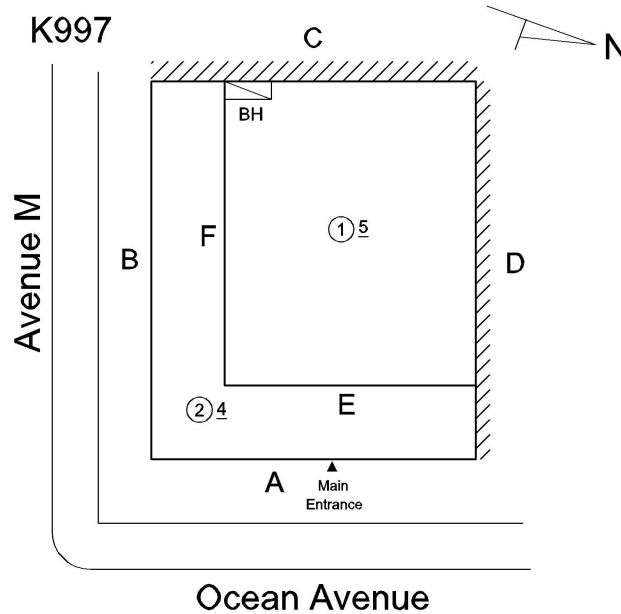
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Boys)	No					
Toilet Rooms (Girls)	No					
Toilet Rooms (Staff)	Basement, 1st-5th Floors	Yes	Yes			

Building Template



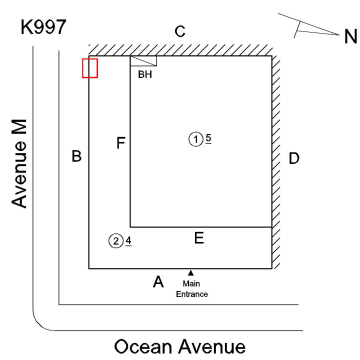
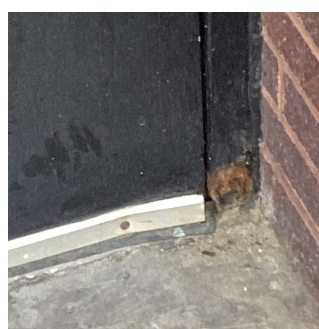
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Roof Plan reference	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B No violations 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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	13,400
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	13,400
Instance Quantity Uom	S.F.
Deficiency	BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

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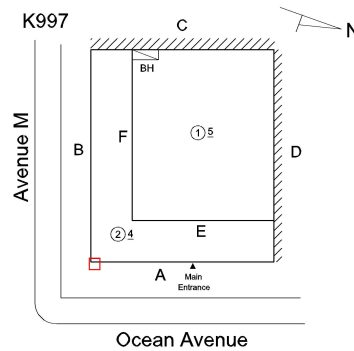
Question

Response

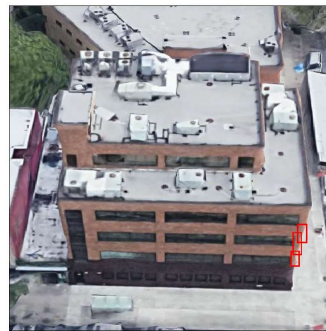
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

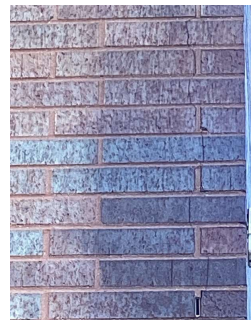
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

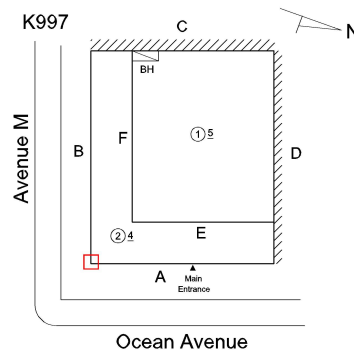
Violations

No violations recorded.

Deficiency

BRICK: MAJOR / THRU CRACKS

Roof Plan reference



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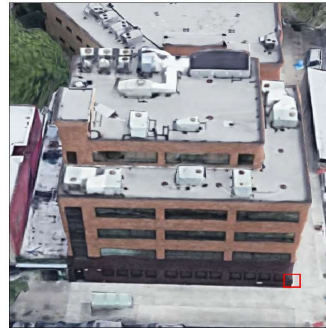
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

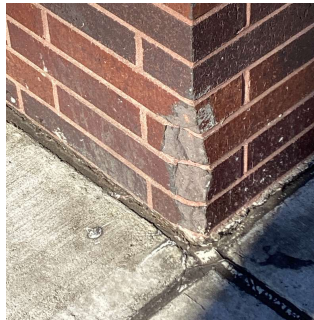
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

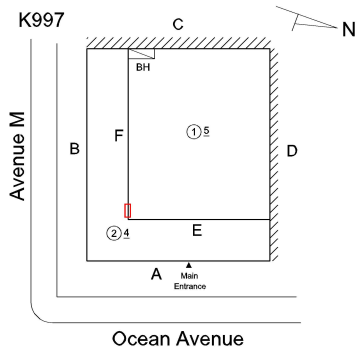
Violations

No violations recorded.

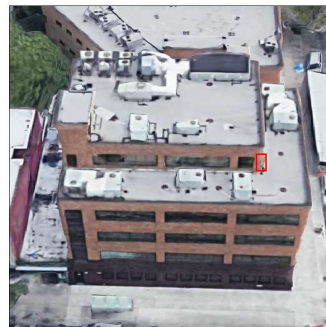
Deficiency

BRICK: MINOR CRACKS AND SPALLING

Roof Plan reference



Elevation



Deficiency Quantity

15

Quantity Uom

S.F.

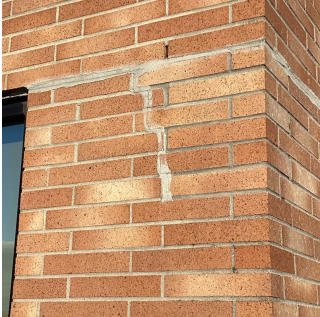
Potential Action

RESTITCH

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade F No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	2,500
Replacement Uom	C.F.
Instance on All Roofs	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
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	4 - Between Fair and Poor

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Question	Response
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EXTERIOR

ROOF

Roofing

ROOFING

Instance Photo



Roof 1

Instance Quantity

5,000

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?
Does this roof instance have a Sustainable Roof System?
Do solar panels exist on these roofs?
Is/Are the roof(s) suitable for Solar Panel installation?

No
No
No
No

Installation Year

2001

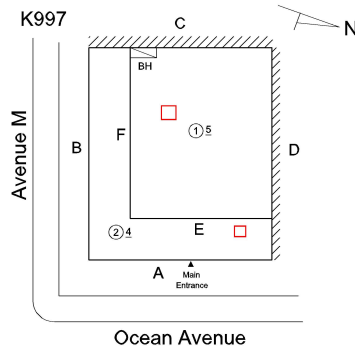
Source of Installation

Custodial Staff

Deficiency

MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

Roof Plan reference



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1 - Room 502 (Roof 2 - Stairwell A/4 similar)

No violations recorded.

Violations

ROOFING DRAINS

Inspected

Condition

2 - Between Good and Fair

Deficiency

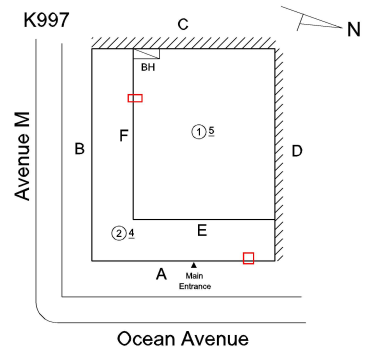
No deficiencies recorded

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Question	Response
EXTERIOR	
ROOF	
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not Exist
ROOF/GRAVITY TANK	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Inspected
Replacement Quantity	2,800
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	3 - Fair
Instance Quantity	2,800
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - OTHER: BROKEN PANE
Roof Plan reference	



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade F No violations 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	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency Photo1	
Violations	Sprinkler Control Room No violations recorded.
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	1st Floor
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	1st Floor Mechanical Room No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	Inspected
Deficiency Photo1	
Violations	Sprinkler Control Room No violations recorded.
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 502
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 502 No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near stair B/5, Room 400, Room 300
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Deficiency Photo1	
Violations	Corridor near stair B/5 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 room 502, Basement Corridor near restrooms, near mechanical room, near elevator machine room, basement conference room
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 502 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	Does not Exist
LIBRARY	Does not Exist

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Question	Response
INTERIOR	
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	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Stair A/4
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair A/4 No violations recorded.
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Partition	Does not Exist
Railings	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Stair B/ Basement
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
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Stairs and Landings	
Deficiency Photo1	
Violations	Stair B/ Basement No violations recorded.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Stair B/ Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Stair B/ Basement No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	3 - Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	5th Floor (Both Restrooms), Basement, 1st Floor
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
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Deficiency Photo1	
Violations	5th Floor 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/ MISSING
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Basement No violations recorded.
TOILET ROOMS - STUDENTS	Does not Exist
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Inspected
CONTAINERIZATION	Does not Exist

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Question	Response
SITE	
Drainage System for Asphalt	Does not Exist
Drainage System for Concrete	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Does not Exist
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	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	Entrance, Avenue M Exit
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Avenue M
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
	
Violations	Avenue M
	No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
ARTWORK	Does not Exist