

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q321

Asset: **PRE-K CENTER @ 70-24 47TH AVENUE - QUEENS, 70-24 47TH AVENUE, New York, 11377**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q321	Architectural - Senior	2024-02-13 10:31 AM	2024-06-14 2:56 PM
AA : Q321	Architectural - Associate	2024-02-13 10:57 AM	2024-02-26 4:47 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Roofing, Playground - Safety Surfacing (Snow) Foundation Walls (access not granted)
Building Square Footage	10,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	14,000 SF Total Building (10,000 SF Leased)
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	5
Comments on the Year Built	1915
Student Population	17
Staff Population	20
Weather	Snow
Principal(s) Information	
Principal Name	Beth Tekverk
Organization	Pre-K Center @ 70-24 47th Avenue- Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Was not present
Fireman	Armani Cabral (Cleaner)
Facade Photo	



47th Avenue - Southwest View

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Main Entrance Photo



Facade A - 47th Avenue

Roof Photo

Nil

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors, Windows - replacement

Year: 2018

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2016

Inspection

Partial 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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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

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	Fire Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits Yes

Exterior H/C Lifts No No

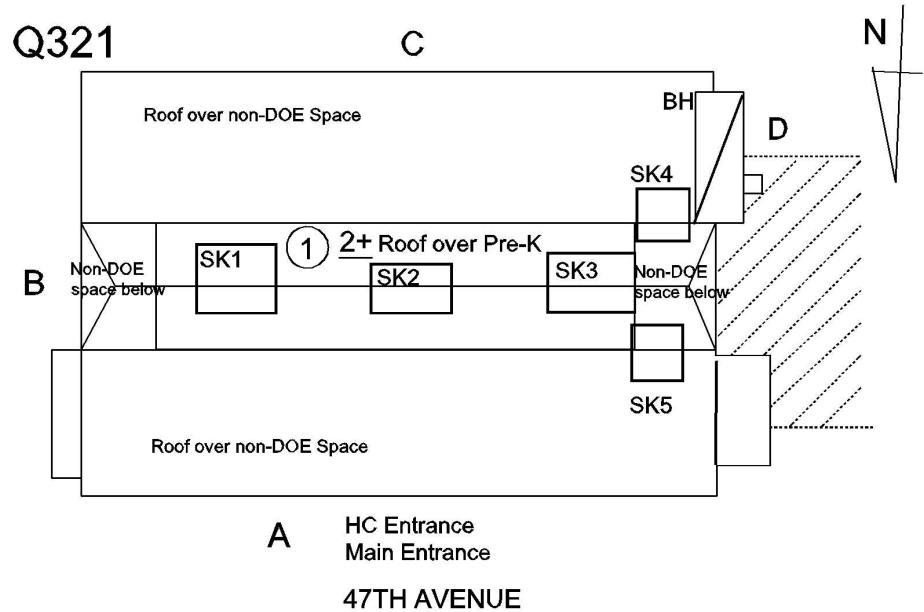
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Exterior Routes						
Exterior Ramps and Railings	No	No				
Interior Routes						
Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	Yes		Yes			
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	1st Floor	Yes	Yes		No	Yes
Library		No				
Main Office	Room 111	Yes	Yes			
Multi-purpose Room		No				
Nurse's Room	Room 104A	Yes	Yes			
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor - Unisex	Yes	Yes			
Toilet Rooms (Girls)	1st Floor - Unisex	Yes	Yes			
Toilet Rooms (Staff)	None on Accessible Route	Yes	No	Not on Accessible Route		

Building Template



Inspection

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Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Not Required
CHIMNEY	Not Required
COPING	Not Required
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR - MINOR DETERIORATION
Roof Plan reference	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
DOOR HARDWARE	Inspected
Condition	1 - Good
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, Concrete
Replacement Quantity	3,000
Replacement Uom	S.F.
Instance on Facades A, B, C	Inspected
Instance Condition	5 - Poor
Instance Quantity	3,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: MINOR CRACKS AND SPALLING

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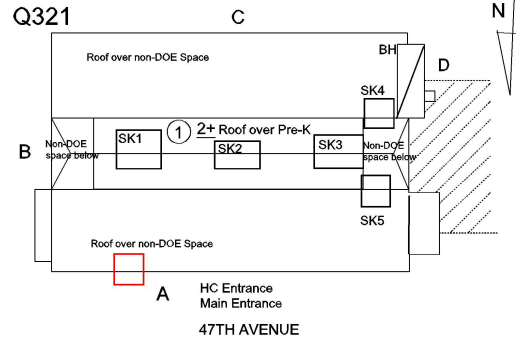
Question

Response

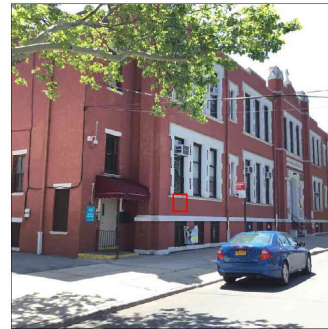
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

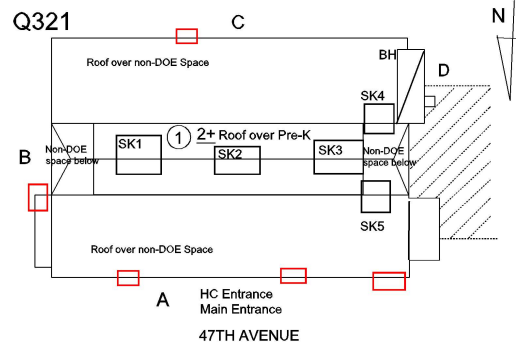
No violations recorded.

Violations

BRICK: MAJOR / THRU CRACKS

Deficiency

Roof Plan reference



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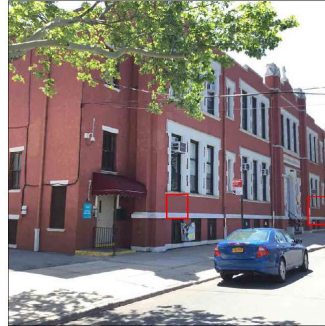
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

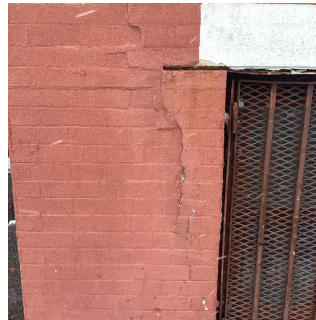
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

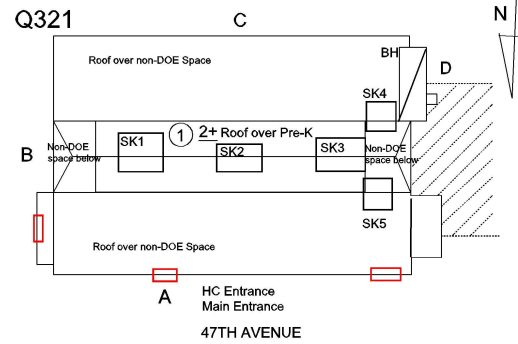
Violations

No violations recorded.

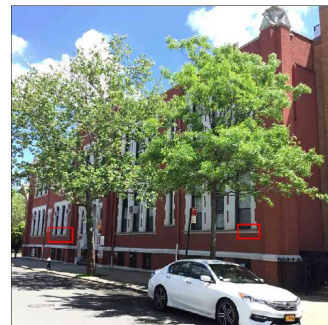
Deficiency

BRICK: DETERIORATED MASONRY SILLS - MAJOR

Roof Plan reference



Elevation



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REMOVE AND REPLACE

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Question

Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 4
LEVEL 2



Facade A

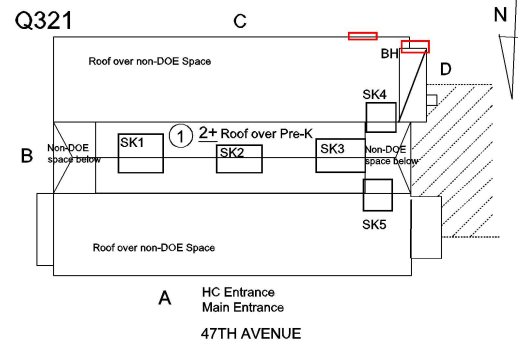
Violations

No violations recorded.

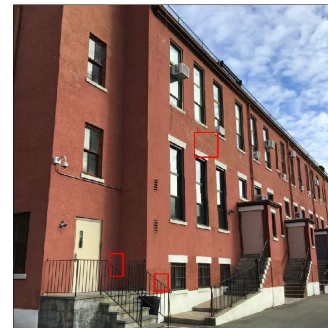
Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference



Elevation



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

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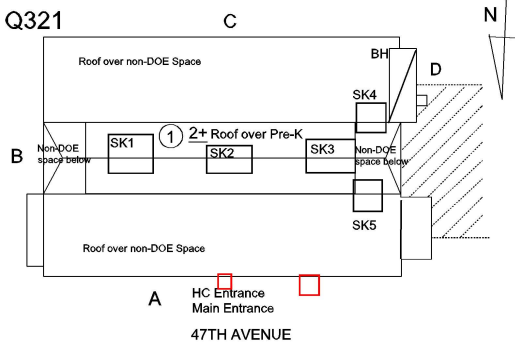
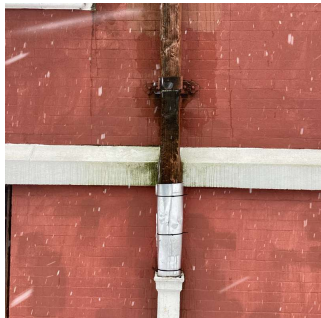
Q321

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	No violations recorded.
Deficiency	BRICK: CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS
Roof Plan reference	
Elevation	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
EXTERIOR SOFFITS	
Condition	Inspected
Deficiency	2 - Between Good and Fair
LOADING DOCK	
Condition	Does not Exist
LOUVER	
Condition	Inspected
Deficiency	2 - Between Good and Fair
PARAPETS	
Condition	Not Required
PLAZA DECK	
Condition	Does not Exist
ROOF	
Condition	Inspected

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Question	Response
EXTERIOR	
ROOF	
Roofing	Inspected
Replacement Quantity	3,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	<p>Q321</p>  <p>The diagram is a roof plan for Q321. It shows a rectangular building footprint with several skylights labeled SK1 through SK5. A bulkhead (BH) is located on the right side. There are areas labeled 'Roof over non-DOE Space' and 'Non-DOE space below'. A circled '1' is next to SK1. A north arrow is in the top right. Below the plan, 'A' is marked with a red square, and 'HC Entrance Main Entrance' and '47TH AVENUE' are labeled.</p>
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	 <p>The photograph shows a close-up of a red brick or concrete facade. A vertical pipe or vent is visible, with a white cap at the bottom. The pipe appears to be part of the roof's drainage or ventilation system.</p>
Violations	Facade A No violations recorded.
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: Roof 1	Inaccessible
Instance Quantity	3,000
Instance Quantity Uom	S.F.
ROOFING DRAINS	Does not Exist
Specialties	Inspected
BULKHEAD/PENTHOUSE	Inaccessible
CUPOLA/ SPIRES/ TOWERS	Does not Exist
DORMER	Does not Exist
DUNNAGE STEEL	Inaccessible
SKYLIGHT/ROOF VENT	Inaccessible
ROOF/GRAVITY TANK	Does not Exist

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

Inspected

BUILDING CHEEK/FLANK WALLS

Inspected

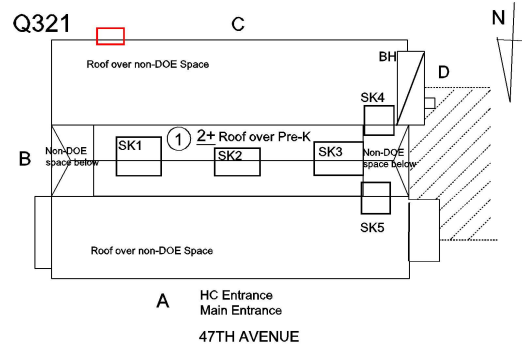
Condition

5 - Poor

Deficiency

MASONRY UNIT: DETERIORATED JOINTS

Roof Plan reference



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

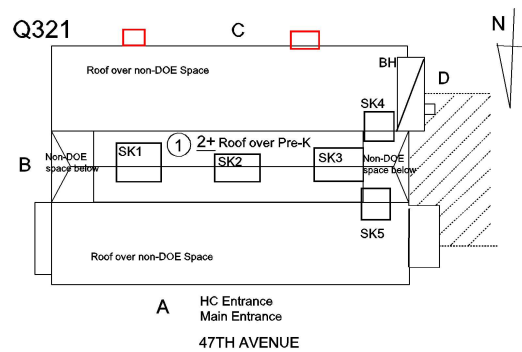
No violations recorded.

Violations

Deficiency

STUCCO CEMENT SURFACE: CRACKS/SPALLING - MAJOR

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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Question

Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Deficiency Photo1



Facade C

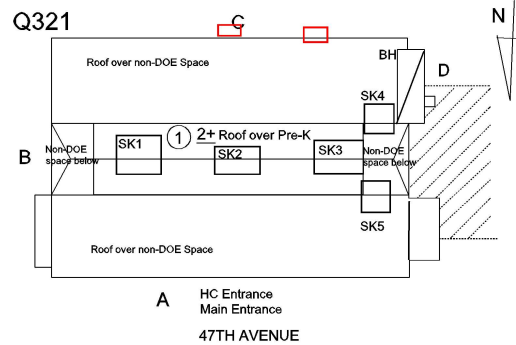
Violations

No violations recorded.

Deficiency

BRICK: CRACKS/SPALLING - MAJOR

Roof Plan reference



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

Violations

No violations recorded.

RAILINGS

Inspected

Condition

4 - Between Fair and Poor

Deficiency

DAMAGED

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Question

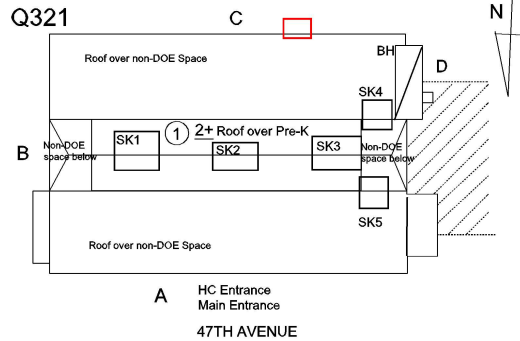
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

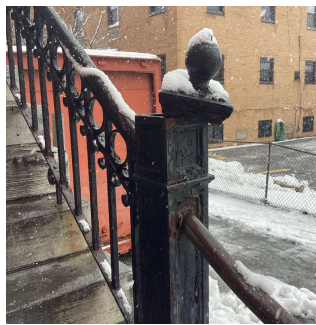
RAILINGS

Roof Plan reference



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

10
 L.F.
 REPLACE
 PRIORITY 4
 LEVEL 2



Facade C

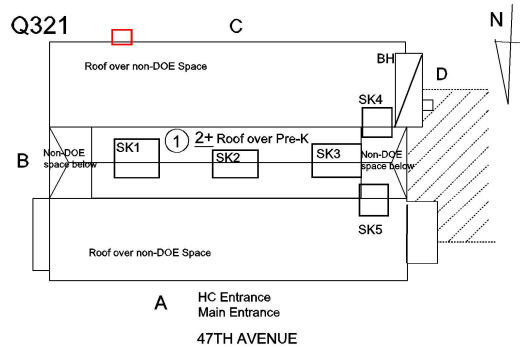
No violations recorded.

Violations

Deficiency

RUST - MAJOR

Roof Plan reference



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

10
 L.F.
 REPLACE
 PRIORITY 4
 LEVEL 2

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Question **Response**

EXTERIOR

STAIRS/RAMPS: EXTERIOR

RAILINGS

Deficiency Photo1



Facade C

No violations recorded.

Violations

STAIRS/RAMPS

Inspected

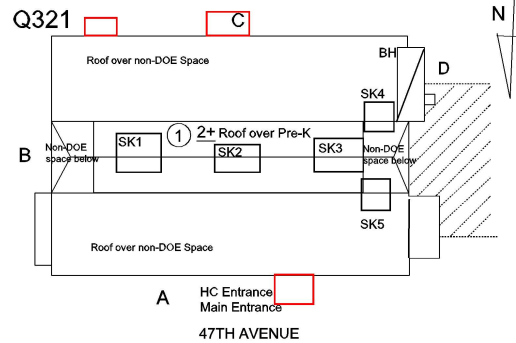
Condition

5 - Poor

Deficiency

STONE: CRACKS/SPALLING - MAJOR

Roof Plan reference



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

No violations recorded.

Violations

Deficiency

STONE: WORN-OUT TREAD/RISER/NOSING

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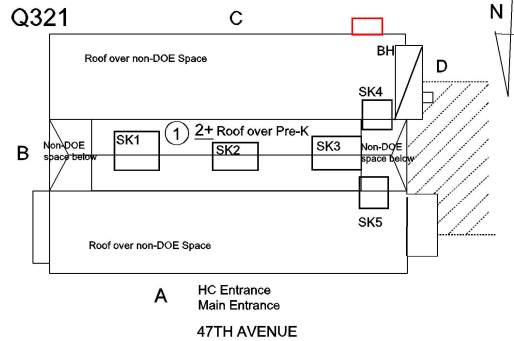
Question **Response**

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

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 C
No violations recorded.

Violations

WINDOWS

Inspected

Replacement Quantity

1,000

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 - Double Hung: Facades A, B, C

Inspected

Instance Condition

1 - Good

Instance Quantity

1,000

Instance Quantity Uom

S.F.

Are these windows insulated

Yes

Installation Year

2018

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

INTERIOR

Inspected

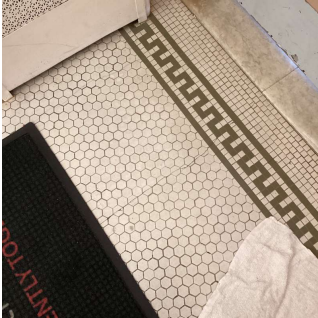
POOLS

Does not Exist

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inaccessible
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	No deficiencies recorded
Door(s)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Main Entrance Vestibule
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Entrance Vestibule No violations recorded.
Deficiency	WOOD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Room 105B
Deficiency Quantity	20
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	
Floor Finish	
Deficiency Photo1	
	Corridor near Room 105B
Violations	No violations recorded.
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Rooms 108, 104A, 103, Main Entrance Lobby
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 108
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not Exist
GYMNASIUM	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Exit 2
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
INTERIOR	
GYMNASIUM	
Door(s)	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Exit 2
Violations	No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Exit 3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Exit 3
Violations	No violations recorded.
Fixed Equipment	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	WOOD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Room 111
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
GYMNASIUM	
Floor Finish	
Deficiency Photo1	
	Near Room 111
Violations	No violations recorded.
Seating	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	DAMAGED FIXED SEATING
Deficiency Location/Instance	Near Room 109
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Room 109
Violations	No violations recorded.
Sliding-folding Partition	
Instance on 1st Floor	Does not Exist
Stage	
Instance on 1st Floor	Does not Exist
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	WOOD PANELING: DETERIORATED
Deficiency Location/Instance	Near Exit 3, Near Rooms 112, 107
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	
GYMNASIUM	
Walls	
Deficiency Photo1	
	Near Exit 3
Violations	No violations recorded.
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
	Does not Exist
KITCHEN	
	Inspected
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Room 109A
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	
KITCHEN	
Walls	
Deficiency Photo1	
Violations	Room 109A No violations 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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL CLAD WOOD: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Room 106
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 106 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	Inspected
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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 114
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 114 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist

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Question	Response
SITE	
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	Does not Exist
PLAYGROUNDS	Inspected
Instance on South Side of Building	Inspected
Benches	
Instance on South Side of Building	Does not Exist
Fence	
Instance on South Side of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavement	
Instance on South Side of Building	Does not Exist
Play Equipment	
Instance on South Side of Building	Does not Exist
Safety Surfacing	
Instance on South Side of Building	Inaccessible
Unpaved Area	
Instance on South Side of Building	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