

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

Architectural Inspection

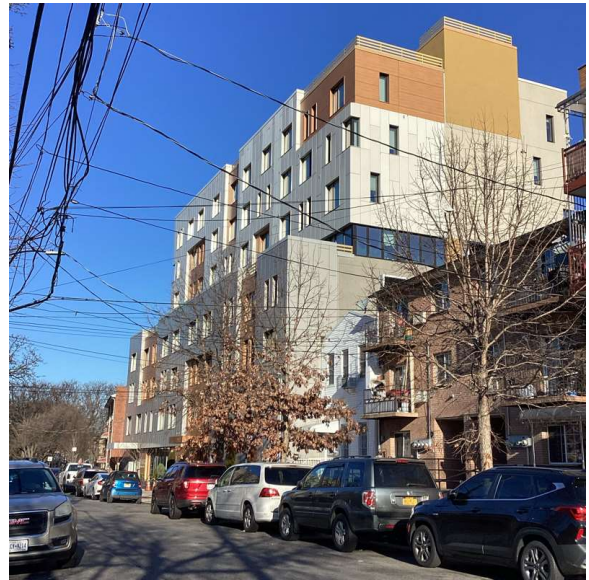
Q368

**Asset:**        **PRE-K CENTER @ 54-25 101ST STREET - QUEENS, 54-25 101ST STREET, New York, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q368	Architectural - Senior	2024-01-03 9:49 AM	2024-04-17 6:28 PM
AA : Q368	Architectural - Associate	2024-01-03 9:51 AM	2024-04-17 11:20 AM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	5,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	60,000 SF Total Building; 5,000 SF Leased Space
Comments on the Stories (Floors) plus Basements	8+PH
Comments on the Number of Classrooms	3
Comments on the Year Built	2018
Student Population	55
Staff Population	15
Weather	Fair
Principal(s) Information	
Principal Name	Artie Gnecco
Organization	Mosaic Pre-K Center - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Site Coordinator Christina Donello provided a comment on behalf of the Principal as follows: PBX/Intercom telephone system does not exist.
Custodian	Was not present
Fireman	Idelsa Castillo (Cleaner)
Facade Photo	



101st Street - Northwest View

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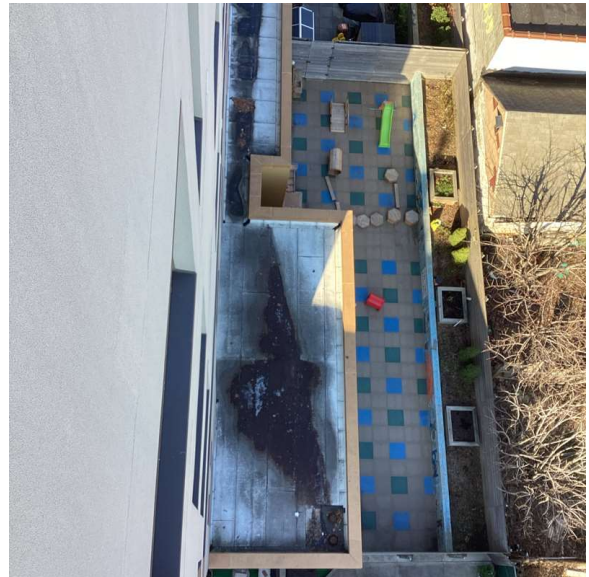
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Main Entrance Photo



Facade A - 101st Street

Roof Photo



Roof 1 - Northwest 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  
 2018  
 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 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**

Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded					

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<b>Programmatic Accessibility Status Question</b>	<b>Response</b>
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

<b>Physical Breakdown Structure</b>	<b>Exists</b>	<b>Required</b>	<b>Complies</b>	<b>Deficiency</b>	<b>Assistive Listening System</b>	<b>Fire Alarm Strobe</b>
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**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>			Yes			
<b>Exterior H/C Lifts</b>	No	No				
<b>Exterior Ramps and Railings</b>	No	No				

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No	No				
<b>Interior Corridor Doors and Hardware</b>	No	No				
<b>Interior Corridors and Lobbies</b>			Yes			
<b>Interior Elevators</b>	Yes		Yes			
<b>Interior Lobby Doors and Hardware</b>			Yes			
<b>Interior Ramps</b>	No					

**Rooms & Spaces**

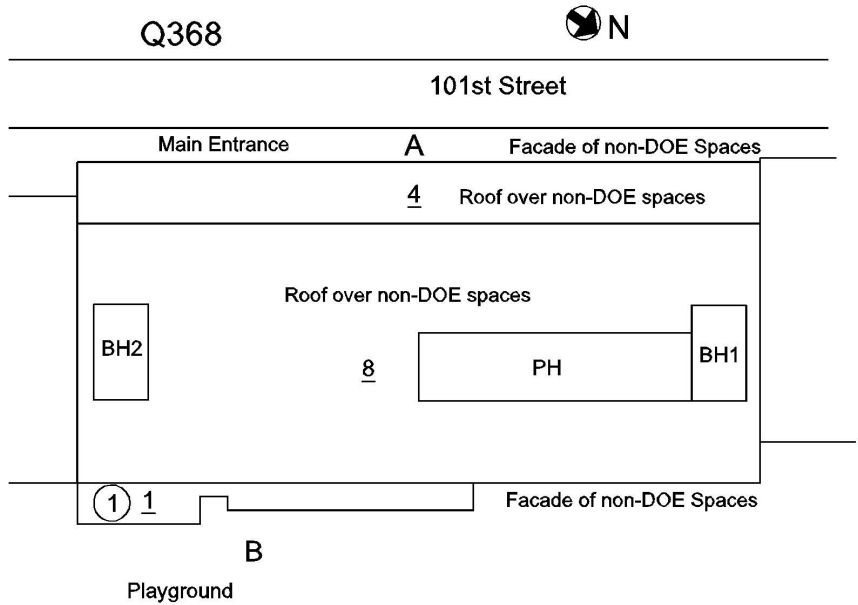
<b>Art Rooms</b>		No				
<b>Auditorium</b>		No				
<b>Cafeteria</b>		No				
<b>Classrooms</b>	1st Floor	Yes		Yes		
<b>Computer Rooms</b>		No				
<b>Gymnasium</b>		No				
<b>Library</b>		No				
<b>Main Office</b>	Room 103	Yes		Yes		
<b>Multi-purpose Room</b>		No				
<b>Nurse's Room</b>	Room 107	Yes		Yes		
<b>Pool</b>		No				
<b>Science Lab</b>		No				
<b>Toilet Rooms (Boys)</b>	1st Floor	Yes		Yes		
<b>Toilet Rooms (Girls)</b>	1st Floor	Yes		Yes		
<b>Toilet Rooms (Staff)</b>	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>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Not Required
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel, Concrete, Masonry
Replacement Quantity	1,000
Replacement Uom	S.F.
Instance on Facades A, B	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1,000
Instance Quantity Uom	S.F.

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**Question**

**Response**

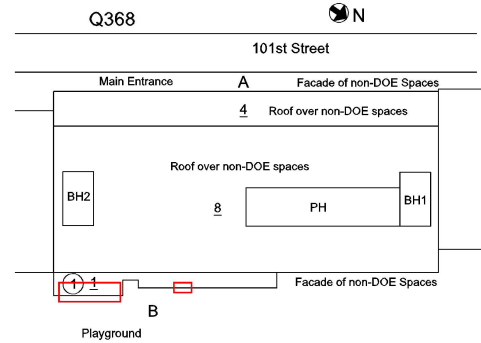
**EXTERIOR**

**EXTERIOR WALLS**

Deficiency

Roof Plan reference

STUCCO CEMENT SURFACE: DETERIORATED FLASHING



Elevation



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade B

Violations

No violations recorded.

**EXTERIOR SOFFITS**

Inspected

Condition

1 - Good

Deficiency

No deficiencies recorded

**LOADING DOCK**

Does not Exist

**LOUVER**

Inspected

Condition

1 - Good

Deficiency

No deficiencies recorded

**PARAPETS**

Not Required

**PLAZA DECK**

Does not Exist

**ROOF**

Inspected

**Roofing**

Inspected

Replacement Quantity

1,000

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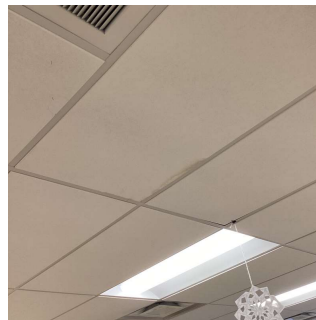
Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Not Required
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not Exist
<b>ROOF BARRIER/FENCE</b>	Not Required
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	2 - Between Good and Fair
Instance Photo	
	Roof 1
Instance Quantity	1,000
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	2018
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Specialties</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Not Required
<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>	Does not Exist
<b>ROOF/GRAVITY TANK</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Does not Exist
<b>LINTELS</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Instance on Aluminum - Other: Facades A,B	Inspected
Instance Condition	1 - Good
Instance Quantity	500
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2018
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	1 - Good
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	Inspected
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Room 102
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 102

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Violations	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: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Exit to playground, Corridor near Room 106
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit to playground No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 109, 111, 113
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 111 No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist



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Question	Response
<b>INTERIOR</b>	
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Main Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Entrance No violations recorded.
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Right Side
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>KITCHEN</b>	
<b>Walls</b>	
Deficiency Photo1	
Violations	Right Side No violations recorded.
<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
<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

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Question	Response
<b>INTERIOR</b>	Inspected
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Walls</b>	
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>	Inspected
<b>CONTAINERIZATION</b>	Does not Exist
<b>Drainage System for Asphalt</b>	Does not Exist
<b>Drainage System for Concrete</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</b>	Does not Exist
<b>Drainage System for Soil</b>	Does not Exist
<b>DRINKING FOUNTAINS</b>	Does not Exist
<b>FENCES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not Exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not Exist
<b>Student Use</b>	Does not Exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not Exist
<b>DOT Sidewalk</b>	Does not Exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Rear Of Building	Inspected
<b>Benches</b>	
Instance on Rear Of Building	Does not Exist
<b>Fence</b>	
Instance on Rear Of Building	Does not Exist
<b>Pavement</b>	
Instance on Rear Of Building	Does not Exist
<b>Play Equipment</b>	
Instance on Rear Of Building	Does not Exist
<b>Safety Surfacing</b>	
Instance on Rear Of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Rear Of Building	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist

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Question	Response
<b>SITE</b>	
<b>RETAINING WALLS</b>	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Playground area
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Playground area No violations recorded.
Deficiency	CAST IN PLACE CONCRETE: DETERIORATED CONTROL/EXPANSION JOINT
Deficiency Location/Instance	Playground area
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Playground area No violations recorded.
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>ARTWORK</b>	Does not Exist