

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q373

Asset: **PRE-K CENTER @ 104-04 CORONA AVENUE - QUEENS, 104-04 CORONA AVENUE, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q373	Architectural - Senior	2024-01-03 11:36 AM	2024-01-15 5:22 PM
AA : Q373	Architectural - Associate	2024-01-03 11:33 AM	2024-01-09 11:37 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)	None
Comments on the Stories (Floors) plus Basements	1+B
Comments on the Number of Classrooms	1
Comments on the Year Built	1931
Student Population	22
Staff Population	8
Weather	Fair
Principal(s) Information	
Principal Name	Artie Gnecco
Organization	Mosaic Pre-K Center - Queens
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	Was not present
Fireman	Vincenzo Quartuccia (handyman)
Facade Photo	



Corner of Corona Avenue and 104th Street - Southwest View

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Main Entrance Photo



Facade A - Corona Avenue

Roof Photo



Roof 1 - Southeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Renovation for DOE use

Year: 2018

Have there been any Building Additions?

No

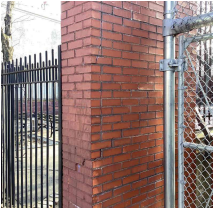
Tandem Schools?

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	Potential Falling Debris	Severely damaged brick site wall with large cracks is a potential safety hazard.	SITE SITE WALLS (NOT RETAINING WALLS)	Corona Avenue near Playground entrance	Vincenzo Quartuccia	Handyman	

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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
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	No	No				
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	Room 102	Yes		Yes		
Multi-purpose Room		No				
Nurse's Room	Room 103	Yes		Yes		
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		

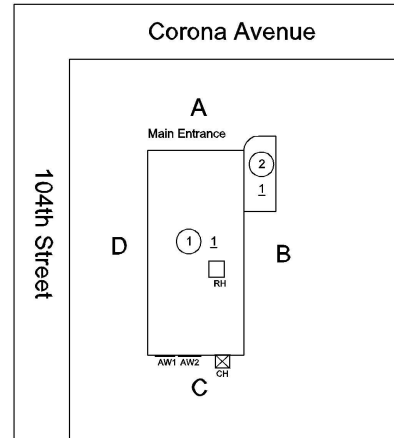
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Building Template

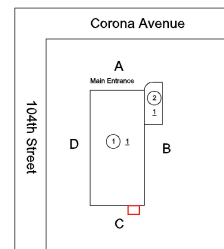
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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1-AW2	Inspected
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3 - Fair
Deficiency	BRICK: MINOR CRACKS AND SPALLING
Roof Plan reference	

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Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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EXTERIOR

CHIMNEY

Deficiency Photo1



CH

No violations recorded.

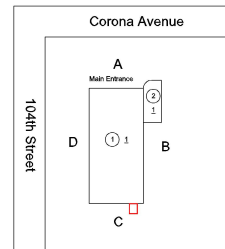
Violations

Deficiency

BRICK: DETERIORATED JOINTS

Roof Plan reference

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Deficiency Quantity

80

Quantity Uom

S.F.

Potential Action

REPOINT

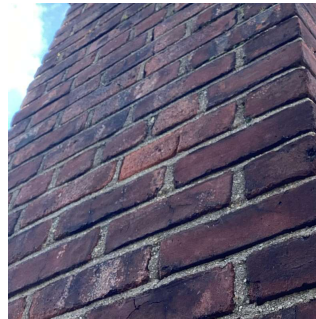
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



CH

No violations recorded.

Violations

COPING

Inspected

Condition

3 - Fair

Deficiency

CAST STONE: DETERIORATED TRANSVERSE JOINTS

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Question

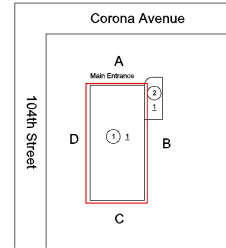
Response

EXTERIOR

COPING

Roof Plan reference

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Deficiency Quantity

200

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Roof 1

No violations recorded.

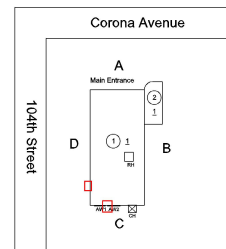
Violations

Deficiency

CAST STONE: CRACKED/BROKEN PIECES

Roof Plan reference

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Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 4


Purpose of Action

LEVEL 2

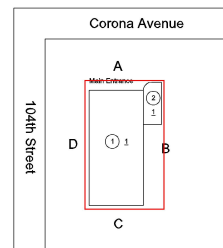
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Question	Response
EXTERIOR	
COPING	
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	3,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	3,000
Instance Quantity Uom	S.F.
Deficiency	BRICK: MINOR CRACKS AND SPALLING
Roof Plan reference	

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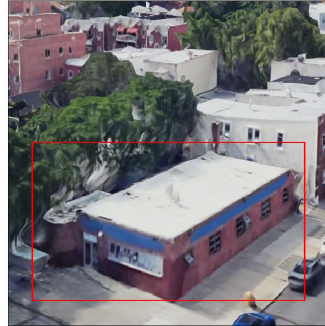
Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Deficiency Quantity

400

Quantity Uom

S.F.

Potential Action

RESTITCH

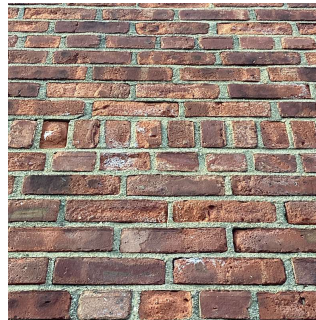
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

No violations recorded.

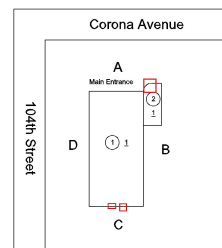
Violations

Deficiency

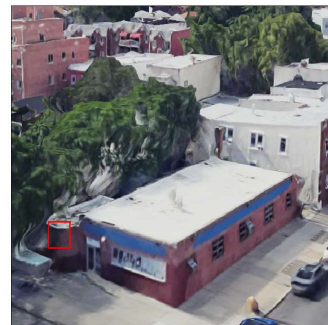
BRICK: MAJOR / THRU CRACKS

Roof Plan reference

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Elevation



Deficiency Quantity

120

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

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Question

Response

EXTERIOR

EXTERIOR WALLS

Urgency of Action
Purpose of Action
Deficiency Photo1

PRIORITY 4
LEVEL 2



Facade C

Violations

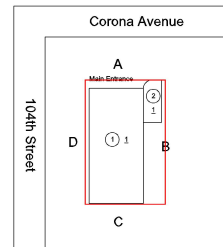
No violations recorded.

Deficiency

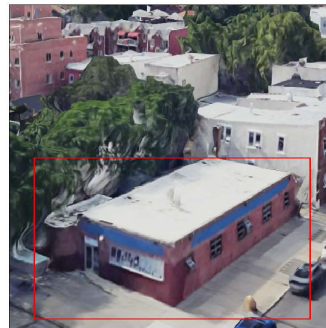
BRICK: DETERIORATED JOINTS

Roof Plan reference

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Elevation



Deficiency Quantity

800

Quantity Uom

S.F.

Potential Action

REPOINT

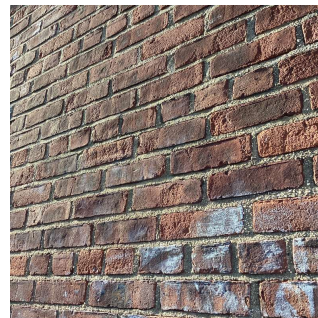
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1




Facade B

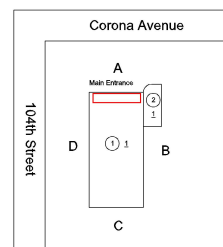
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Question	Response
EXTERIOR	
EXTERIOR WALLS	Inspected
Violations	No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOADING DOCK	Does not Exist
LOUVER	Does not Exist
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	2,700
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Modified Bitumen: All Roofs	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 1
Instance Quantity	2,700
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)	All Roofs
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	MODIFIED BITUMEN: ROOFING: DELAMINATION
Roof Plan reference	



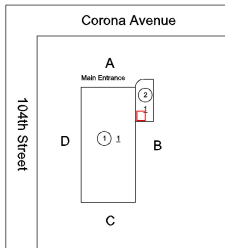
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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 No violations recorded.
ROOFING DRAINS	Inspected
Condition	3 - Fair
Deficiency	CLOGGED
Roof Plan reference	<p align="center">Q373 </p> 
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Specialties	Does not Exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not Exist
RAILINGS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR

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Question	Response
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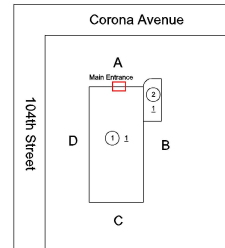
EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

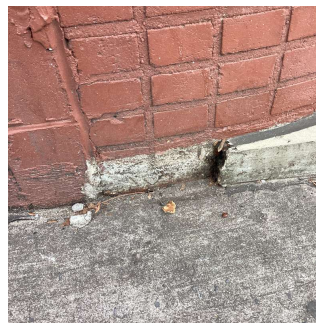
Roof Plan reference

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

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade A

Violations

No violations recorded.

WINDOWS	Inspected
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Replacement Quantity 420

Replacement Uom S.F.

EXTERIOR GUARDS	Inspected
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Condition 2 - Between Good and Fair

Deficiency No deficiencies recorded

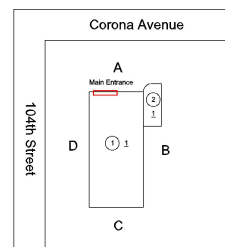
LINTELS	Inspected
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Condition 3 - Fair

Deficiency STEEL: MAJOR RUSTING

Roof Plan reference

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Question **Response**

EXTERIOR

WINDOWS

LINTELS

Elevation



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

20
L.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade A
No violations recorded.

Violations

WINDOWS

Material Type(s)

Inspected
Aluminum, Steel

Instance on Steel: Facade D - Basement

Inspected

Instance Condition

5 - Poor

Instance Quantity

20

Instance Quantity Uom

S.F.

Are these windows insulated

No

Installation Year

1931

Source of Installation

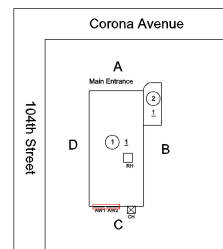
Inspector Estimate

Deficiency

STEEL: DETERIORATED

Roof Plan reference

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D - AW1 No violations recorded.
Instance on Aluminum - Other: All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	400
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2000
Source of Installation	Inspector Estimate
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	Basement
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Basement No violations recorded.
FOUNDATION WALLS	
Material Type(s)	Inspected Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Boiler Room No violations recorded.
ROOF STRUCTURE	
Condition	Inspected 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	5 - Poor

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 101, 102
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 101 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies 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
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?	No
Ceiling	Does not Exist
Door(s)	Does not Exist
Partition	Does not Exist
Railings	Does not Exist
Stairs and Landings	Does not Exist
Walls	Does not Exist

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	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	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	Does not Exist
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	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Does not Exist
FENCES	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Does not Exist
Student Use	Does not Exist

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Question	Response
SITE	
PAVING	
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	HEAVING
Deficiency Location/Instance	Corona Avenue
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corona Avenue No violations recorded.
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	104th Street Entrance, Corona Avenue Entrance
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	104th Street Entrance No violations recorded.
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	HEAVING
Deficiency Location/Instance	Corona Avenue

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corona Avenue
Violations	No violations recorded.
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Corona Avenue, 104th Street
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corona Avenue
Violations	No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Corona Avenue, 104th Street
Deficiency Quantity	375
Quantity Uom	S.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	Corona Avenue No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Inspected
Instance on Rear Of Building	Inspected
Benches	
Instance on Rear Of Building	Does not Exist
Fence	
Instance on Rear Of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavement	
Instance on Rear Of Building	Does not Exist
Play Equipment	
Instance on Rear Of Building	Does not Exist
Safety Surfacing	
Instance on Rear Of Building	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Rear Of Building	Does not Exist
PLAYING SURFACE	Does not Exist
RETAINING WALLS	Does not Exist
SEATING	Does not Exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3 - Fair
Deficiency	BRICK: BULGING/DISPLACED
Deficiency Location/Instance	Corona Avenue near Playground entrance
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q373

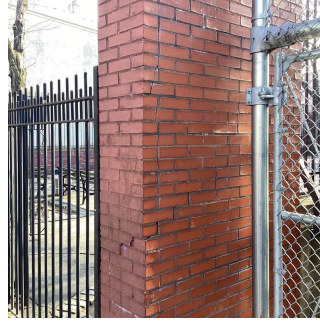
Question

Response

SITE

SITE WALLS (NOT RETAINING WALLS)

Deficiency Photo1



Corona Avenue near Playground entrance

No violations recorded.

Violations

STAIRS/RAMPS: EXTERIOR

Does not Exist

ARTWORK

Does not Exist