

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

Architectural Inspection

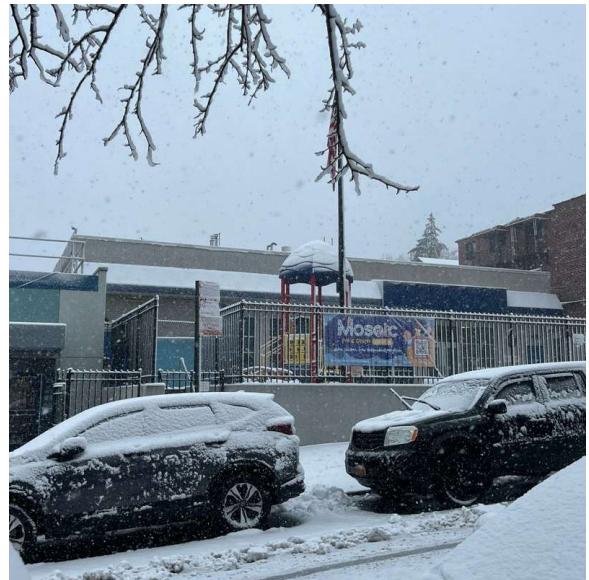
Q378

**Asset:**        **PRE-K CENTER @ 46-16 76TH STREET - QUEENS, 46-16 76 STREET, New York, 11373**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q378	Architectural - Senior	2024-02-13 8:13 AM	2024-02-20 6:06 PM
AA : Q378	Architectural - Associate	2024-02-13 9:10 AM	2024-02-20 6:19 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	No
Inspection Access Comment	Student Non Use - Concrete, Playground - Safety Surfacing, playing equipment, pavement, DOT sidewalk (Snow)
Building Square Footage	12,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire building leased
Comments on the Stories (Floors) plus Basements	1+PH (No Basement)
Comments on the Number of Classrooms	6
Comments on the Year Built	1956
Student Population	60
Staff Population	30
Weather	Snow
Principal(s) Information	
Principal Name	Arthur Gnecco
Organization	Pre-K Center @ 46-16 76th Street - Queens
Did you meet with this Principal?	No
Did this Principal provide feedback?	No
Custodian	Veronica Warmly
Fireman	Was not present
Facade Photo	



76th Street - Northwest View

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Main Entrance Photo



Facade A - 76th Street

Roof Photo



Roof 1 - Southwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Walls, Roofing, Windows - repairs

Year: 2021

Systems: Roofing - repairs

Year: 2016

Systems: Roofing, Windows - replacement

Year: 2015

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2015

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**

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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 Fire 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	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	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

**Rooms & Spaces**

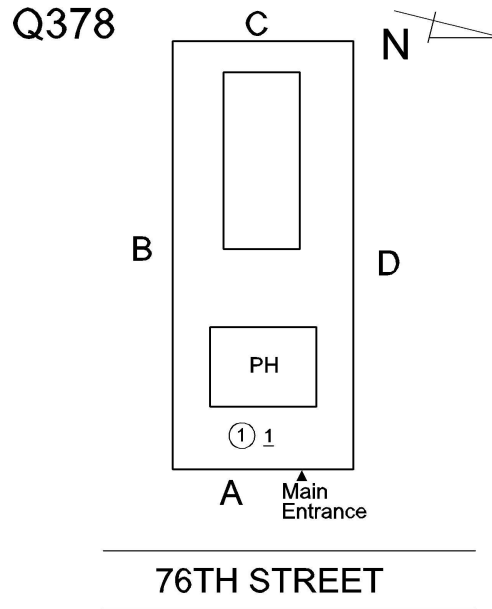
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 111	Yes		Yes		
Multi-purpose Room	1st Floor	Yes		Yes	No	Yes
Nurse's Room	Room 117	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st Floor	Yes		Yes		
Toilet Rooms (Girls)	1st Floor	Yes		Yes		
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

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Building Template



Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	STUCCO CEMENT SURFACE: CRACKS, SPALLING
Roof Plan reference	Q378
	
Elevation	
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
<b>EXTERIOR SOFFITS</b>	Does not Exist
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Concrete
Replacement Quantity	800
Replacement Uom	C.F.
Instance on All Facades	Inspected

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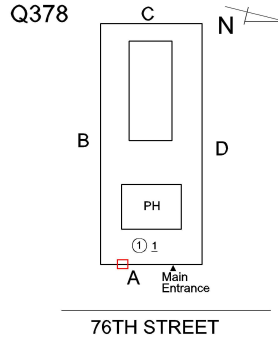
Q378

Question	Response
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**EXTERIOR**

**PARAPETS**

Instance Condition	3 - Fair
Instance Quantity	800
Instance Quantity Uom	C.F.
Deficiency	CONCRETE: MINOR CRACKS, SPALLING
Roof Plan reference	Q378



Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Roof 1  
 No violations recorded.

Violations	No violations recorded.
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<b>PLAZA DECK</b>	Does not Exist
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<b>ROOF</b>	Inspected
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<b>Roofing</b>	Inspected
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Replacement Quantity	12,000
Replacement Uom	S.F.

<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
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<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
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Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

<b>ROOF BARRIER/FENCE</b>	Does not Exist
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<b>ROOF CAGE</b>	Does not Exist
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<b>ROOFING</b>	Inspected
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Instance on Modified Bitumen: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.

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Question	Response
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**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING**

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

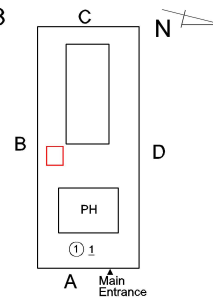
Installation Year	2015
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Source of Installation	Custodial Staff
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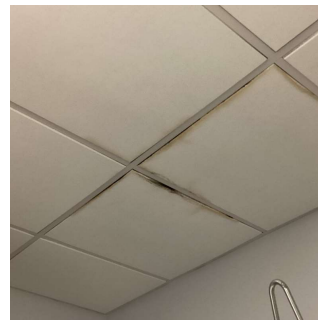
Deficiency	MODIFIED BITUMEN: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
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Roof Plan reference

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Deficiency Quantity	100
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 108A

No violations recorded.

Violations

<b>ROOFING DRAINS</b>	Inspected
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Condition	4 - Between Fair and Poor
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Deficiency	DETERIORATED
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Question	Response
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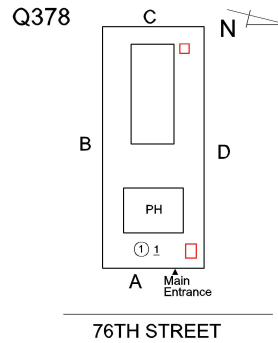
**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING DRAINS**

Roof Plan reference



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

2  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



Roof 1  
No violations recorded.

Violations

**Specialties**

Inspected

**BULKHEAD/PENTHOUSE**

Inspected

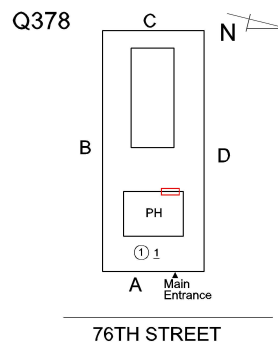
Condition

3 - Fair

Deficiency

BULKHEAD/PENTHOUSE WALLS/INTERIOR: GYPSUM BOARD DAMAGED/DETERIORATED

Roof Plan reference



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


10  
S.F.  
REPLACE  
PRIORITY 3  
LEVEL 2



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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Specialties</b>	
<b>BULKHEAD/PENTHOUSE</b>	
Deficiency Photo1	
Violations	PH No violations recorded.
Deficiency	BULKHEAD/PENTHOUSE WALLS/EXTERIOR: CRACKS/SPALLING - MINOR
Roof Plan reference	Q378 
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	PH No violations recorded.
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not Exist
<b>DORMER</b>	Does not Exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Material Type(s)	Glass

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	Inspected
<b>Specialties</b>	
<b>SKYLIGHT/ROOF VENT</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF/GRAVITY TANK</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	300
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Does not Exist
<b>LINTELS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: Facade A	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	300
Instance Quantity Uom	S.F.
Are these windows insulated	Yes
Installation Year	2015
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	PH
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	



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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Violations	PH No violations recorded.
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Room 124B
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Room 124B No violations recorded.
<b>FOUNDATION WALLS</b>	
Material Type(s)	Inspected Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF STRUCTURE</b>	
Condition	Inspected 2 - Between Good and Fair
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>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Condition	Inspected 2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 104, Room 104
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
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
	Corridor near Room 104
Violations	No violations recorded.
<b>Walls</b>	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	GYPSON BOARD: DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 107, 103, 102, 104, Room 104 and others
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 103
Violations	No violations recorded.
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	
	Does not Exist
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 108A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
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**INTERIOR**

**KITCHEN**

**Ceiling**

Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 108B

Violations	No violations recorded.
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**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 108B
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 108B

Violations	No violations recorded.
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<b>LIBRARY</b>	Does not Exist
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<b>LOCKER ROOM</b>	Does not Exist
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<b>MULTI-PURPOSE ROOM</b>	Inspected
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Instance on 1st Floor	Inspected
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**Ceiling**

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not Exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	SHEET VINYL: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance, Near Windows
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Deficiency Photo1	Near Entrance
Violations	No violations recorded.
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not Exist
<b>Stage</b>	
Instance on 1st Floor	Does not Exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED
Deficiency Location/Instance	Near Entrance
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>MULTI-PURPOSE ROOM</b>	
<b>Walls</b>	
Deficiency Photo1	
Violations	Near Entrance No violations recorded.
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	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
Deficiency	No deficiencies recorded

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Question	Response
<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>	Inspected
<b>Catch Basins/Manhole - Surrounded by asphalt</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	Does not Exist
<b>Drainage System for Concrete</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>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inaccessible
<b>Pavers</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	CRACKS - MAJOR
Deficiency Location/Instance	76th Street
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	76th Street No violations recorded.
<b>Pavers</b>	Does not Exist
<b>DOT Sidewalk</b>	Inspected



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Question	Response
<b>SITE</b>	
<b>PAVING</b>	Inspected
<b>DOT Sidewalk</b>	
<b>Asphalt</b>	Does not Exist
<b>Concrete</b>	Inaccessible
<b>Pavers</b>	Does not Exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Main Entrance	Inspected
<b>Benches</b>	
Instance on Main Entrance	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fence</b>	
Instance on Main Entrance	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavement</b>	
Instance on Main Entrance	Inaccessible
<b>Play Equipment</b>	
Instance on Main Entrance	Inaccessible
<b>Safety Surfacing</b>	
Instance on Main Entrance	Inaccessible
<b>Unpaved Area</b>	
Instance on Main Entrance	Does not Exist
<b>PLAYING SURFACE</b>	Does not Exist
<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	76th Street
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	76th Street No violations recorded.
<b>SEATING</b>	Does not Exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Condition	2 - Between Good and Fair

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Question	Response
<b>SITE</b>	
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>Railings</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Site Cheek/flank Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs/ramps</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>ARTWORK</b>	Does not Exist