

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

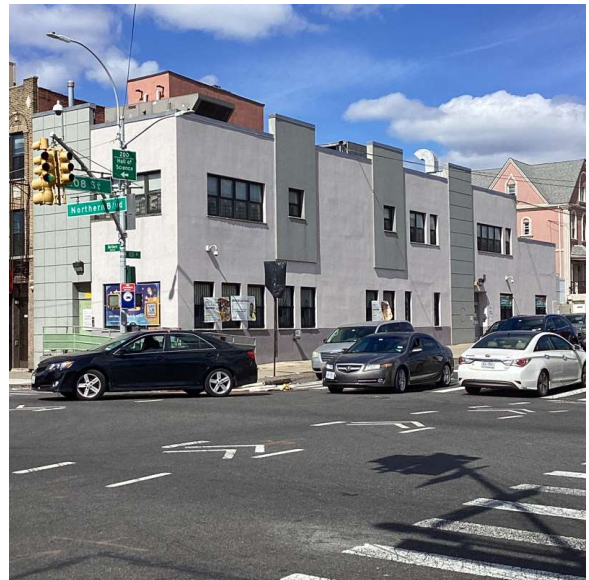
Q412

Asset: **PRE-K CENTER @ 107-17 NORTHERN BOULEVARD - QUEENS, 107-17 NORTHERN BOULEVARD, New York, 11368**

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q412	Architectural - Senior	2024-03-19 11:56 AM	2024-04-01 10:35 AM
AA : Q412	Architectural - Associate	2024-03-19 11:54 AM	2024-04-01 11:54 AM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	6,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Entire Building Leased
Comments on the Stories (Floors) plus Basements	2+B
Comments on the Number of Classrooms	4
Comments on the Year Built	1983
Student Population	47
Staff Population	16
Weather	Fair
Principal(s) Information	
Principal Name	Naomi Landau
Organization	Pre-K Center @ 107-17 Northern Boulevard - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. Windows in some 1st Floor rooms have water infiltration during rain events. 2. The flush valve for the toilet room sink in Room 201 is defective.
Custodian	Was not present
Fireman	Yogeshwar Gamsam
Facade Photo	



Corner of 108th Street and Northern Boulevard - Northwest View

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Main Entrance Photo



Facade A - 108th Street

Roof Photo



Roof 1 - North View

Have any Systems/Major Building Components been upgraded?

Yes
Systems: Windows - replacement
Year: 2000
Systems: Roofing - replacement
Year: 1993

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

Yes

Year Leased

2016

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
No condition recorded							

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
(P)						

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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	Yes		Yes			

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

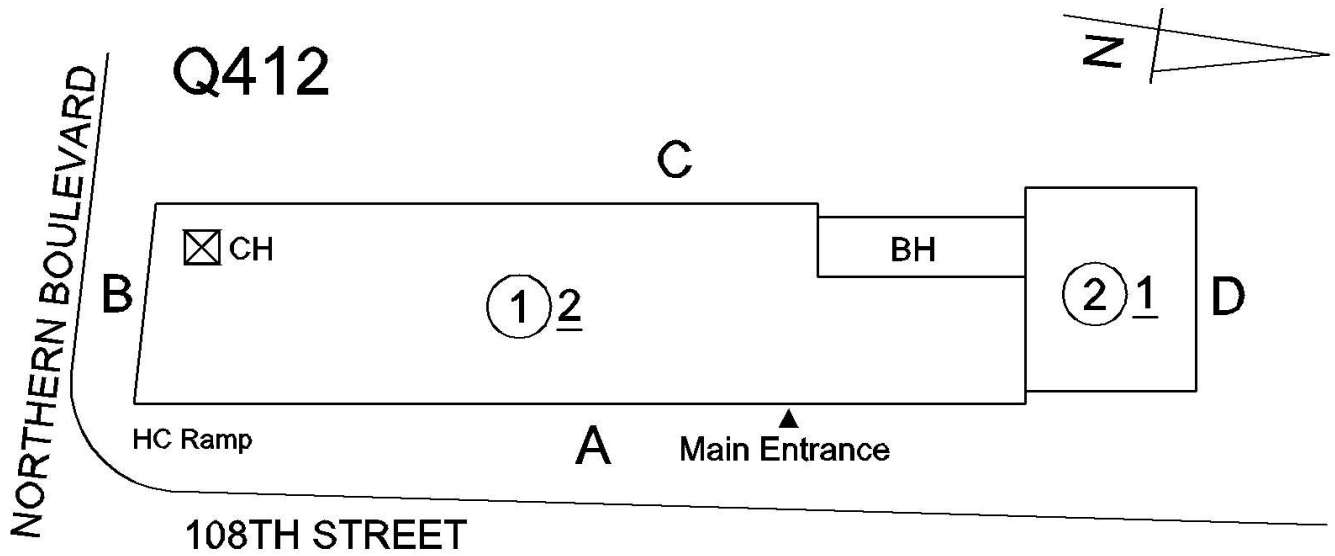
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st, 2nd Floors	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office	Room 103	Yes		Yes		
Multi-purpose Room	Basement	Yes		Yes	No	Yes
Nurse's Room	Room C01A	Yes		Yes		
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	1st, 2nd Floors (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	1st, 2nd Floors (Unisex)	Yes		Yes		
Toilet Rooms (Staff)	Basement, 1st, 2nd Floors	Yes		Yes		

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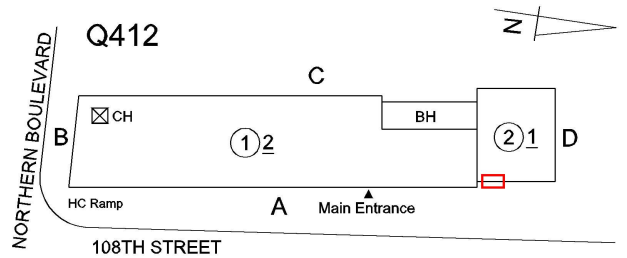
Q412

Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED
Roof Plan reference	



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

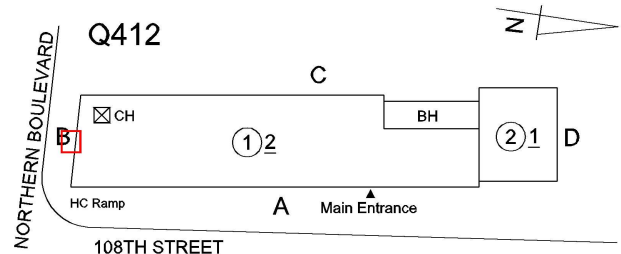
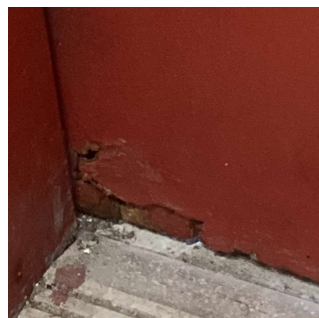
10
 L.F.
 REPLACE-IN-KIND
 PRIORITY 4
 LEVEL 2



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Question	Response
EXTERIOR	
COPING	
Violations	Roof 2 No violations recorded.
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR - MAJOR DETERIORATION
Roof Plan reference	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B No violations recorded.
DOOR HARDWARE	Inspected
Condition	3 - 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	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.

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Question

Response

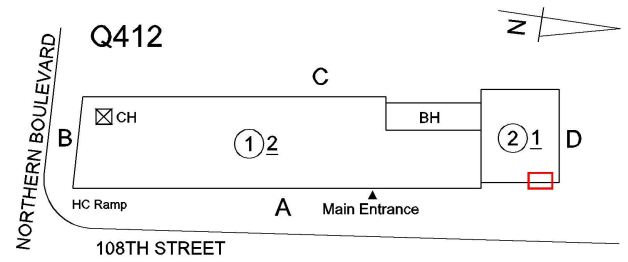
EXTERIOR

EXTERIOR WALLS

Deficiency

STONE: DETERIORATED MASONRY SILLS - MINOR

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

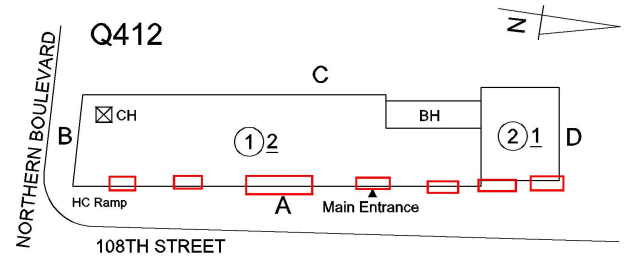
Violations

No violations recorded.

Deficiency

STUCCO CEMENT SURFACE: CRACKS, SPALLING

Roof Plan reference



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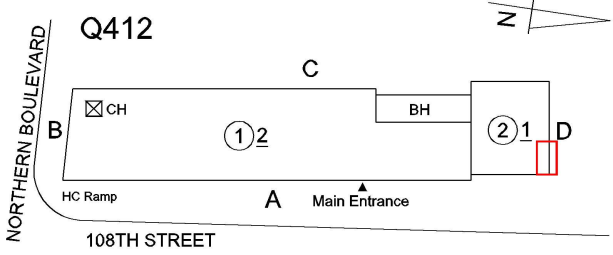

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	90
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
EXTERIOR 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, Concrete
Replacement Quantity	500
Replacement Uom	C.F.
Instance on All Roofs	Inspected
Instance Condition	5 - Poor
Instance Quantity	500
Instance Quantity Uom	C.F.
Deficiency	CONCRETE: MAJOR DETERIORATION/CRACKS

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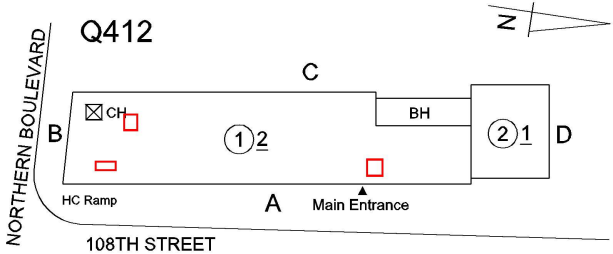

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Question	Response
EXTERIOR	
PARAPETS	
Roof Plan reference	
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REMOVE AND REBUILD
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	No violations recorded.
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	2,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Single Ply, Fully Adhered Roof: All Roofs	Inspected
Instance Condition	5 - Poor
Instance Quantity	2,000
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1993
Source of Installation	Custodial Staff

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Deficiency	SINGLE PLY, FULLY ADHERED ROOF: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 - Room 202 (Roof 1 - Room 201 similar) No violations recorded.
ROOFING DRAINS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
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	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MINOR

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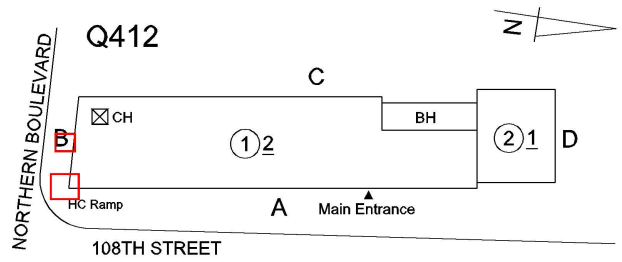
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Roof Plan reference



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

25
 S.F.
 REPAIR
 PRIORITY 3
 LEVEL 2



Facade A
 No violations recorded.

Violations

RAILINGS

Condition

Inspected
 2 - Between Good and Fair

Deficiency

No deficiencies recorded

STAIRS/RAMPS

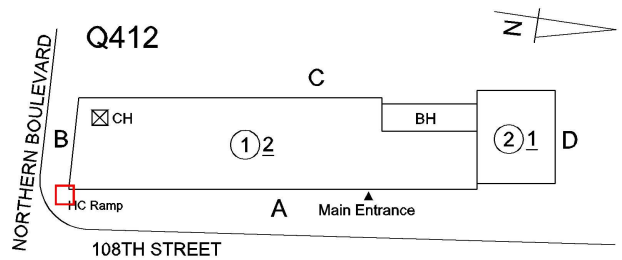
Condition

Inspected

Deficiency

3 - Fair
 CONCRETE: CRACKS/SPALLING - MINOR

Roof Plan reference



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

15
 S.F.
 REPAIR
 PRIORITY 3
 LEVEL 2

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Photo1



Facade A

No violations recorded.

Violations

WINDOWS

Inspected

Replacement Quantity

950

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: All Facades

Inspected

Instance Condition

4 - Between Fair and Poor

Instance Quantity

950

Instance Quantity Uom

S.F.

Are these windows insulated

Yes

Installation Year

2000

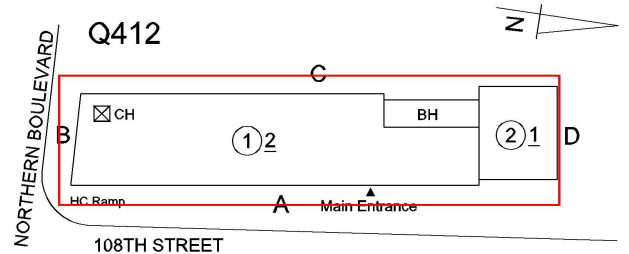
Source of Installation

Custodial Staff

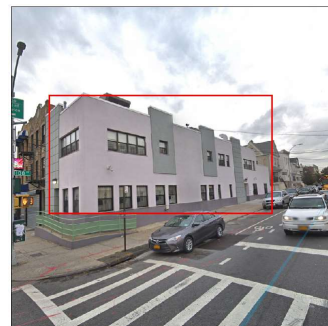
Deficiency

ALUMINUM - DOUBLE HUNG: INOPERABLE BALANCE

Roof Plan reference



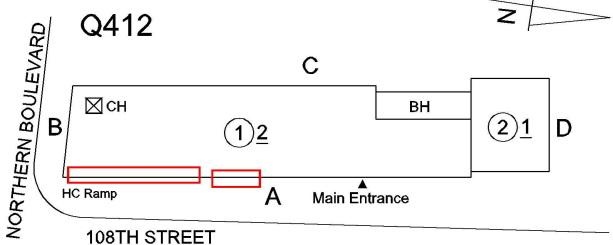


Elevation



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Quantity	40
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	ALUMINUM - DOUBLE HUNG: AIR/WATER INFILTRATION
Roof Plan reference	
Elevation	
Deficiency Quantity	120
Quantity Uom	L.F.
Potential Action	REPLACE TRIM, SILLS OR WEATHERSTRIPPING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A - Room 101 (Facade A - Rooms 102, 103, 104 similar) No violations recorded.
INTERIOR	
	Inspected
POOLS	
	Does not Exist
STRUCTURAL	
	Inspected
COLUMNS/BEAMS/BEARING WALLS	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Electrical Panel Room No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	4 - Between Fair and Poor
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Elevator Machine Room No violations recorded.
Deficiency	CONCRETE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Elevator Machine Room No violations recorded.
ROOF STRUCTURE	
Condition	Inspected
Deficiency	2 - Between Good and Fair
VAULTS-BUNKERS	
Condition	No deficiencies recorded
AUDITORIUM	
Condition	Does not Exist
CAFETERIA	
Condition	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	GYPSUM BOARD: DAMAGED/DETERIORATED - ACTIVE LEAK
Deficiency Quantity	Rooms 201, 202
Quantity Uom	35
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Deficiency Photo1	LEVEL 2 
Violations	Room 201 No violations recorded.
Door(s)	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Floor Finish	
Condition	No deficiencies recorded
Deficiency	Inspected
Deficiency Location/Instance	2 - Between Good and Fair
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Lobby, Rooms 202, 201, 104, Corridor near 203

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Lobby No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	GYPSUM BOARD: DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Rooms 101, 104
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 101 No violations recorded.
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Basement (300 SF)	Inspected
Ceiling	

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Question	Response
INTERIOR	
KITCHEN	
Ceiling	
Instance on Basement (300 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement (300 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Basement (300 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Basement (300 SF)	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Inspected
Instance on Basement	Inspected
Ceiling	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Basement	Does not Exist
Floor Finish	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Basement	Does not Exist
Stage	
Instance on Basement	Does not Exist
Walls	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Basement	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

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
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
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	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	GYP SUM BOARD: DETERIORATED
Deficiency Location/Instance	Stair C/Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Stair C/Basement
Violations	No violations recorded.
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DAMAGED LOUVER
Deficiency Location/Instance	Room 203
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Deficiency Photo1	
Violations	Room 203 No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room C01B
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room C01B No violations 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

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Question	Response
INTERIOR	Inspected
TOILET ROOMS - STUDENTS	
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	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not Exist
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	108th Street, Northern Boulevard
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	108th Street
Violations	No violations recorded.
Deficiency	DAMAGED CURBS

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Location/Instance	108th Street
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	108th Street 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