

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

**Architectural Inspection**

**X356**

**Asset: PRE-K CENTER @ 535 UNION AVENUE - BRONX, 535 UNION AVENUE, BRONX, NY, 10455**

Inspection Id	Inspection Type	Time In	Last Edited
4310	ARCHITECTURAL - SENIOR	2024-03-27 09:07PM	2024-04-30 02:29PM
4325	ARCHITECTURAL - ASSOCIATE	2024-03-28 09:47AM	2024-03-28 12:04PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Carlyn Rahynes
Principal Organization	Learning Through Play PreK Center
Meeting with Principal?	No
Principal Feedback	The Principal had the following comment: The PA system is difficult to hear and needs to be adjusted for higher volume. Charles Salvatore
Custodian	
Was the Custodian Present?	No
Fireman	Edwin Nieves (Cleaner)
Was the Fireman Present?	Yes
Building Square Footage	20,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	8+C
Comments on the Year Built	2015
Student Population	100
Staff Population	50
Comments on the Number of Classrooms	10
Weather	Heavy Rain
Facade Photo	



East 147th Street and Union Avenue - North View

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

**Architectural Inspection**

**X356**

Main Entrance Photo



Facade A - Union Avenue

Roof Photo



Roof 1 - South View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

Year Leased

Inspection Type

No

No Storm Water Management Type Selected

No System Upgraded

No New Construction

No Tandem

Yes

2015

Partial Inspection

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
		No condition recorded					

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
	No condition recorded					

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

**Architectural Inspection**

**X356**

**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	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**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 & 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 104	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
Room 102	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Unisex inside Classrooms	Yes	Yes				
Toilet Rooms (girls)						
Unisex inside Classrooms	Yes	Yes				
Toilet Rooms (staff)						
1st Floor	Yes	Yes				

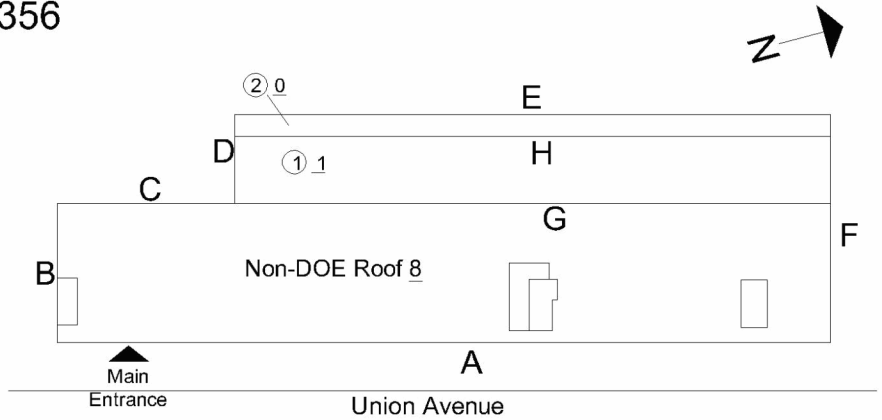
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

*Architectural Inspection*

**X356**

*Building Template*

X356



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Not required
<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	6,225
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	6,225
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED JOINTS

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

*Architectural Inspection*

**X356**

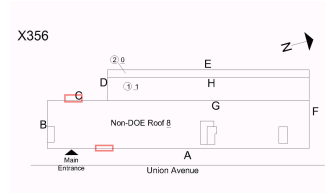
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan Reference



Elevation



Elevation Reference

Facades A and C

Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade C

Violations

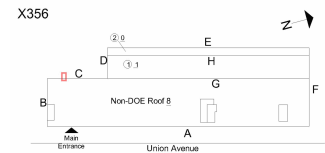
No photo recorded

Deficiency

No violations recorded

**BRICK:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING**

Roof Plan Reference



Elevation



Elevation Reference

Fc

Deficiency Quantity

5

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3


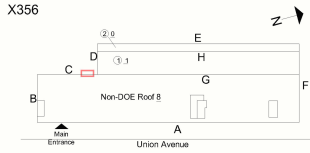


Purpose of Action

LEVEL 2

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

*Architectural Inspection*

**X356**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade C
Violations	No photo recorded
Deficiency	No violations recorded
Roof Plan Reference	<b>BRICK:MASONRY SILLS - DETERIORATED JOINTS</b>
Elevation	X356 
Elevation Reference	
Deficiency Quantity	Facade C
Quantity Uom	5
Potential Action	L.F.
Urgency of Action	REPOINT
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Facade C
Violations	No photo recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Does not exist
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,035
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1,035
Instance Quantity Uom	CF

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

*Architectural Inspection*

**X356**


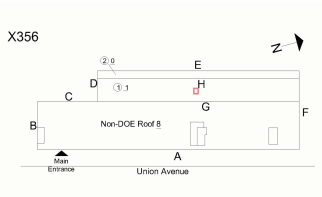

Question	Response
<b>EXTERIOR</b>	
<b>PARAPETS</b>	
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not exist
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	7,050
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected
Instance Roof Photo	
	Roof 2
Instance Condition	3- Fair
Instance Quantity	7,050
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 System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 2
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2015
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	X356 
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2



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

*Architectural Inspection*

**X356**

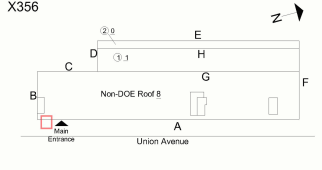

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 113
Violations	No photo recorded No violations recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	3- Fair
Deficiency	DETERIORATED
Deficiency Location/Instance	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 2
Violations	No photo recorded No violations recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not exist
<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>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>RAILINGS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded



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

*Architectural Inspection*



**X356**

Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	2,075
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</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>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:Facades A and H	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,075
Instance Quantity Uom	S.F.
Installation Year	2015
Source of Installation Year	Documented
Are these windows insulated?	Yes
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	2- Between Good and Fair

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

*Architectural Inspection*

**X356**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Cellar
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOF STRUCTURE</b>	
Condition	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>	
<b>Ceiling</b>	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Room 111, 124, Main Entrance Lobby
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 124

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

*Architectural Inspection*

**X356**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Photo 2	
	Corridor near Room 124
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Corridor near Room 111, 124
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Corridor near Room 124
Deficiency Photo 2	
	Corridor near Room 111
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	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 111, Main Entrance Vestibule
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

*Architectural Inspection*

**X356**

Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 111
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<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
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies 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

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

*Architectural Inspection*

**X356**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Floor Finish</b>	
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<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
<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>	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 School	Inspected
<b>Benches</b>	
Instance on Rear of School	Does not exist
<b>Fence</b>	
Instance on Rear of School	Does not exist
<b>Pavement</b>	

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

*Architectural Inspection*

**X356**

<b>Question</b>	<b>Response</b>
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Pavement</b>	
Instance on Rear of School	Does not exist
<b>Play Equipment</b>	
Instance on Rear of School	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Rear of School	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Rear of School	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Does not exist
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**X356**

Does the SCA expect asset to have artwork?

No