

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

**Architectural Inspection**

**X373**

**Asset: PRE-K CENTER @ 3560 WEBSTER AVENUE - BRONX, 3560 WEBSTER AVENUE, BRONX, NY, 10467**

Inspection Id	Inspection Type	Time In	Last Edited
1640	ARCHITECTURAL - SENIOR	2023-12-12 08:06AM	2024-01-09 08:08AM
1657	ARCHITECTURAL - ASSOCIATE	2023-12-13 08:50AM	2023-12-13 10:55AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Jacqueline Baker
Principal Organization	Pre-K Center at 3560 Webster Avenue - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Brian Devane
Was the Custodian Present?	No
Fireman	Harry Lenon
Was the Fireman Present?	Yes
Building Square Footage	12,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Portion of 1st Floor
Comments on the Stories (Floors) plus Basements	13 (No Basement)
Comments on the Year Built	2016
Student Population	61
Staff Population	19
Comments on the Number of Classrooms	5
Weather	Fair
Facade Photo	



Webster Avenue - Southeast View

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Main Entrance Photo



Facade A - Webster Avenue

Roof Photo



Roof 1 - South View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

No System Upgraded

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

206

Inspection Type

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					

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**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	Complies	Required	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	No		No			

**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 102	Yes	Yes				
Multi-purpose Room						
Room 119	Yes	Yes			No	Yes
Nurse's Office						
Room 120	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor - Unisex	Yes	Yes				
Toilet Rooms (girls)						
1st Floor - Unisex	Yes	Yes				
Toilet Rooms (staff)						
1st Floor - Unisex	Yes	Yes				

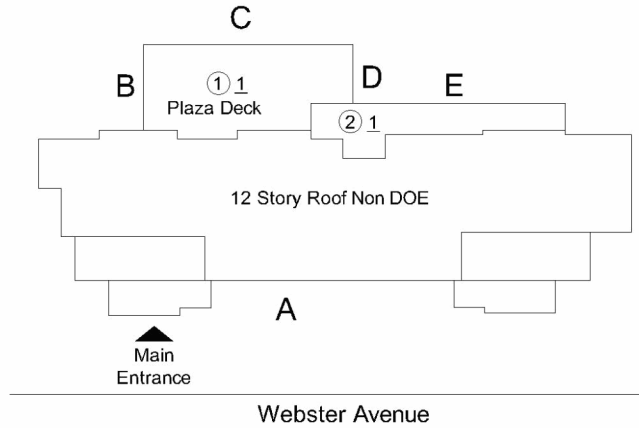
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*Building Template*

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**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	CAST STONE:DETERIORATED TRANSVERSE JOINTS
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	CAST STONE:CRACKED/BROKEN PIECES

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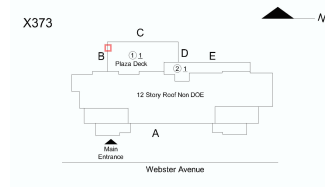
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Question	Response
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**EXTERIOR**

**COPING**

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

L.F.

Potential Action

REPLACE-IN-KIND

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Plaza Deck 1 - Facade B

Violations

No photo recorded

No violations recorded

**CORNICE**

Does not exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**DOOR HARDWARE**

Inspected

Condition

2- Between Good and 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

10,000

Replacement Uom

S.F.

Instance on Facades A and B

Inspected

Instance Condition

2- Between Good and Fair

Instance Quantity

10,000

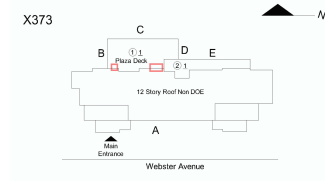
Instance Quantity Uom

S.F.

Deficiency

BRICK:DETERIORATED MASONRY SILLS - MINOR

Roof Plan Reference



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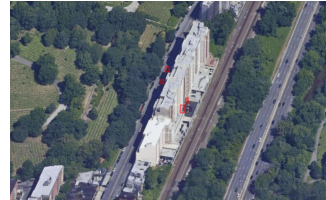
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



Elevation Reference  
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

Facade C  
15  
L.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



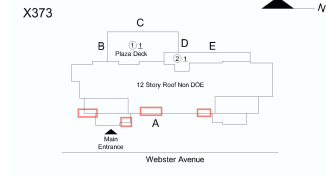
Deficiency Photo 2  
Violations

Facade C  
No photo recorded  
No violations recorded

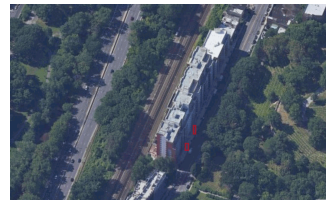
Deficiency

Roof Plan Reference

**STONE:DETERIORATED JOINTS**



Elevation



Elevation Reference  
Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

Facade A  
30  
L.F.  
REPOINT  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2

Facade A  
No photo recorded

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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

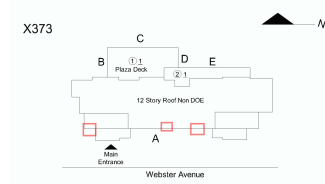
Violations

No violations recorded

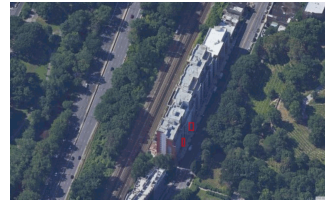
Deficiency

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade A

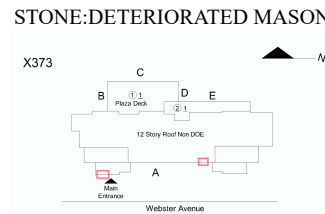
Violations

No photo recorded

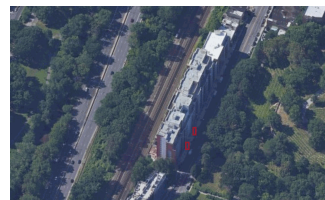
Deficiency

No violations recorded

Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3


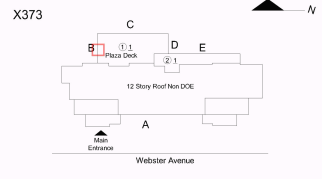

Purpose of Action

LEVEL 2

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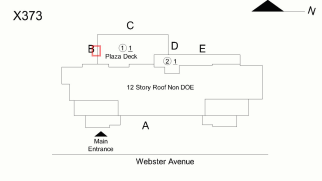
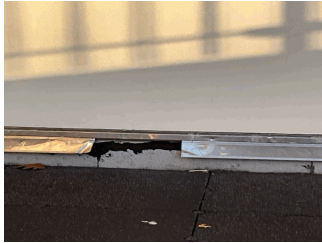
Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Inspected
Material Type(s)	Concrete
Replacement Quantity	1,500
Replacement Uom	C.F.
Instance on Facades B, C, D and E	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1,500
Instance Quantity Uom	CF
Deficiency	CONCRETE:MINOR CRACKS, SPALLING
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1 - Facade B
Violations	No photo recorded No violations recorded
<b>PLAZA DECK</b>	Inspected
Instance on Pavers:Plaza deck (Roof 1)	Inspected
Instance Condition	3- Fair
Instance Quantity	3,500
Instance Quantity Uom	S.F.
Installation Year	2016



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Question	Response
<b>EXTERIOR</b>	
<b>PLAZA DECK</b>	
Source of Installation Year	Custodial Staff
Deficiency	PAVERS:FLASHING - MISSING
Deficiency Location/Instance	 <p>X373</p> <p>Map showing building facade B (Plaza Deck) with deficiency location marked. Includes labels for C, D, E, A, Main Entrance, and Webster Avenue.</p>
Deficiency Quantity	5
Quantity Uom	L.F.
Potential Action	INSTALL NEW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Plaza Deck - Facade B
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	PAVERS:FLASHING - DETERIORATED/DAMAGED
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Plaza Deck - Facade B
Violations	No photo recorded
Deficiency	No violations recorded
<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>	Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOF BARRIER/FENCE</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	2,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 2	Inspected
Instance Roof Photo	
	Roof 2
Instance Condition	2- Between Good and Fair
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	2016
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SPECIALTIES</b>	Not required
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	1,000
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
Instance on Aluminum - Other:Facades A and B	Inspected
Instance Condition	1- Good
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Installation Year	2016
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

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<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
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Not required
<b>ROOF STRUCTURE</b>	Inspected
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>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Exit 2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 2
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 101
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 101 No photo recorded

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Door(s)</b>	
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Room 114, 117
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 117
Violations	No photo recorded
Violations	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 109
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 109
Violations	No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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

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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Ceiling</b>	
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>	Inspected
Instance on Room 119	Inspected
<b>Ceiling</b>	
Instance on Room 119	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 119	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance
Violations	No photo recorded No violations recorded
<b>Fixed Equipment</b>	
Instance on Room 119	Does not exist
<b>Floor Finish</b>	
Instance on Room 119	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 119	Does not exist

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Stage</b>	
Instance on Room 119	Does not exist
<b>Walls</b>	
Instance on Room 119	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 119	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>	Inspected
Do Letter Stair Signs Exist?	No
<b>Ceiling</b>	Not required
<b>Door(s)</b>	Not required
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</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 - 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	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Inside Room 119
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>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Inside Room 119
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Inside Room 101, 119
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Inside Room 101
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
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>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>	Does not exist
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Plaza Deck	Inspected
<b>Benches</b>	
Instance on Plaza Deck	Does not exist
<b>Fence</b>	
Instance on Plaza Deck	Does not exist
<b>Pavement</b>	
Instance on Plaza Deck	Does not exist
<b>Play Equipment</b>	
Instance on Plaza Deck	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Plaza Deck	Inspected
Instance Condition	3- Fair
Deficiency	DETERIORATED/MISSING
Deficiency Location/Instance	Near the Play Equipment
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near the Play Equipment
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Unpaved Area</b>	
Instance on Plaza Deck	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



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Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**X373**

Does the SCA expect asset to have artwork?

No