

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

Architectural Inspection

X432

Asset: PRE-K CENTER @ 2490-2500 WEBSTER AVENUE - BRONX, 2490-2500 WEBSTER AVENUE, BRONX, NY, 10458

Inspection Id	Inspection Type	Time In	Last Edited
4205	ARCHITECTURAL - SENIOR	2024-03-25 07:11AM	2024-06-05 05:00PM
4326	ARCHITECTURAL - ASSOCIATE	2024-03-25 09:34AM	2024-06-05 04:37PM

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 2490-2500 Webster Avenue - Bronx
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Christopher Mullakrey
Was the Custodian Present?	No
Fireman	Edward McLaughlin
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	2+B
Comments on the Year Built	2017
Student Population	127
Staff Population	62
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



Corner of 189th Street and Fordham Plaza - Northwest View

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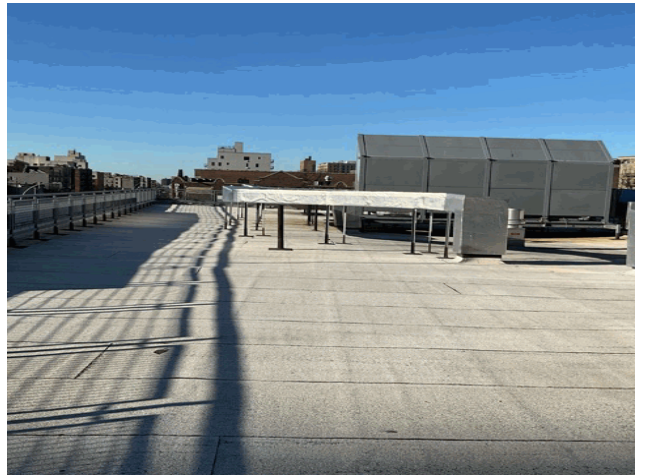
X432

Main Entrance Photo



Facade A - Webster Avenue

Roof Photo



Roof 1 - Northwest 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

2017

Partial Inspection

Priority Condition

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

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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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	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	Yes	Yes				

Rooms & Spaces

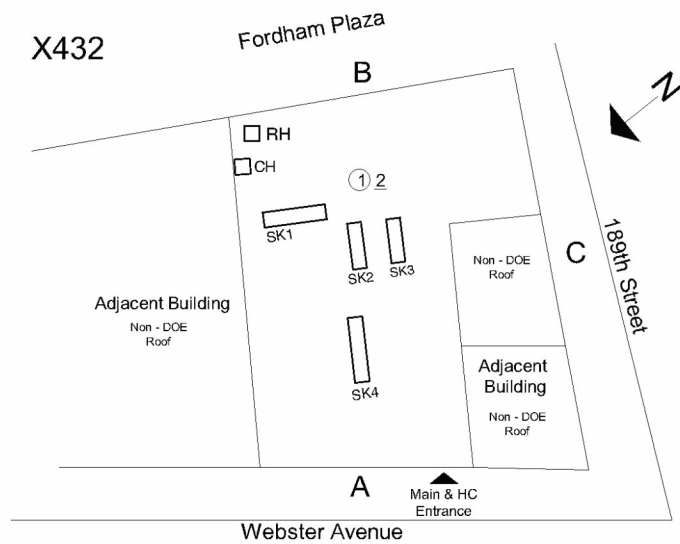
Art Rooms						
Room 228	Yes	Yes				
Auditorium	No					
Cafeteria	No					
Classrooms						
2nd Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 238	Yes	Yes				
Multi-purpose Room						
Room 215	Yes	Yes			No	Yes
Nurse's Office						
Room 237	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Unisex Inside Classrooms - 2nd Floor	Yes	Yes				
Toilet Rooms (girls)						
Unisex Inside Classrooms - 2nd Floor	Yes	Yes				
Toilet Rooms (staff)						
2nd Floor	Yes	Yes				

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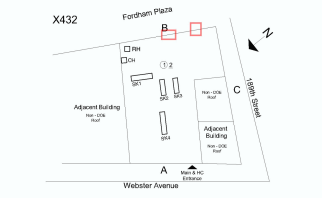

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Building Template



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 JOINTS
Deficiency Location/Instance	
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	Facade B
Violations	No photo recorded
Deficiency	No violations recorded
	TERRA COTTA:DETERIORATED TRANSVERSE JOINTS

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Question	Response
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EXTERIOR

COPING

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

15
L.F.
REPOINT
PRIORITY 3
LEVEL 2



Facade A

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

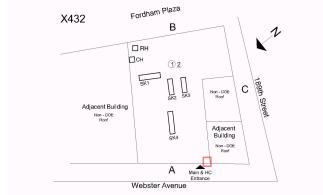
CORNICE

Condition

Inspected
2- Between Good and Fair

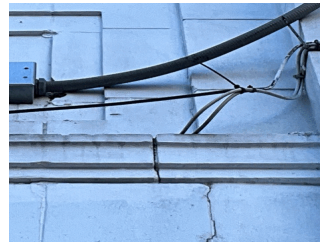
Deficiency
Deficiency Location/Instance

STONE:DETERIORATED JOINTS



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

5
L.F.
REPOINT
PRIORITY 3
LEVEL 2



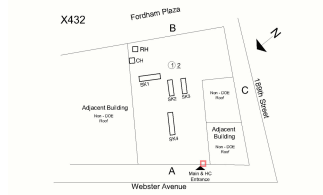
Facade A

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency
Deficiency Location/Instance

STONE:MINOR CRACKS, SPALLING




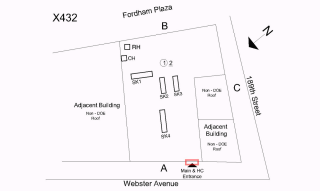

Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

5
S.F.
REPAIR
PRIORITY 3
LEVEL 2

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Question	Response
EXTERIOR	
CORNICE	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded No violations recorded
DOORS	
DOORS AND FRAMES	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	ROLL-UP DOOR:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	
Violations	Main Entrance No photo recorded No violations recorded
DOOR HARDWARE	
Condition	Inspected
Deficiency	2- Between Good and Fair
LINTELS	
Condition	Inspected
Deficiency	2- Between Good and Fair
TRANSOM/SIDE LIGHT	
Condition	Inspected
Deficiency	2- Between Good and Fair
EXTERIOR WALLS	
Material Type(s)	Inspected
Replacement Quantity	Masonry
Replacement Uom	9,400
Instance on All Facades	S.F.
	Inspected

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Question	Response
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EXTERIOR

EXTERIOR WALLS

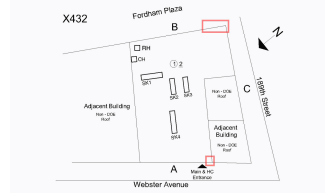
Instance Condition	3- Fair
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Instance Quantity	9,400
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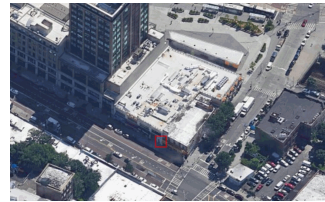
Instance Quantity Uom	S.F.
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Deficiency	STONE:DETERIORATED JOINTS
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Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade A

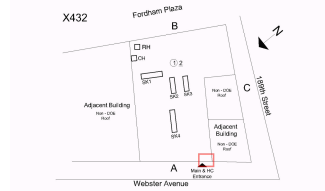
Violations

No photo recorded

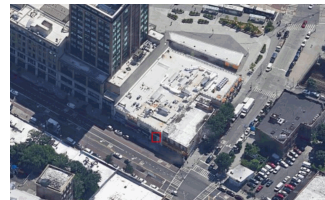
No violations recorded

Deficiency	STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR
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Roof Plan Reference



Elevation



Elevation Reference

Facade A

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo 1



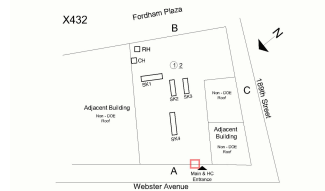
Above Main Entrance

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

STUCCO CEMENT SURFACE:CRACKS, SPALLING



Elevation



Facade A

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

5
S.F.
REPLACE
PRIORITY 4
LEVEL 2



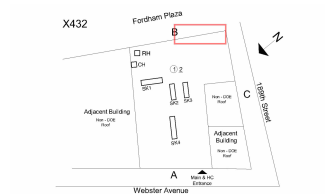
Facade A

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

STONE:DETERIORATED MASONRY SILLS - MINOR



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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Elevation Reference	Facade B
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,300
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1,300
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	17,800
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected

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Question	Response
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EXTERIOR

ROOF

ROOFING

ROOFING

Instance Roof Photo



Roof 1

Instance Condition

3- Fair

Instance Quantity

17,800

Instance Quantity Uom

S.F.

Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?

Yes

Does this Roof Instance have a Sustainable Roof System?

Yes

Sustainable Roof System Type

White Roof

Sustainable Roof System 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

2017

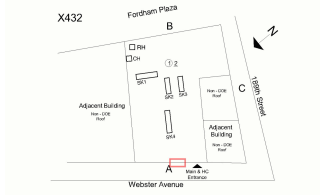
Source of Installation Year

Custodial Staff

Deficiency

MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF
LEAKS IN INSTRUCTIONAL SPACE

Deficiency Location/Instance



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT
REMOVAL

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room 201

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

MODIFIED BITUMEN:ROOFING:DELAMINATION

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Question	Response
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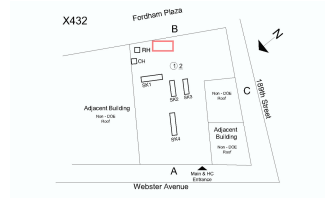
EXTERIOR

ROOF

ROOFING

ROOFING

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

ROOFING DRAINS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

SPECIALTIES

Inspected

BULKHEAD/PENTHOUSE

Does not exist

CUPOLA/ SPIRES/ TOWERS

Does not exist

DORMER

Does not exist

DUNNAGE STEEL

Inspected

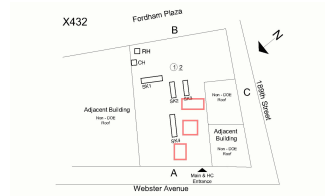
Condition

3- Fair

Deficiency

HEIGHT LESS THAN 18"

Deficiency Location/Instance



Deficiency Quantity

75

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
ROOF	
SPECIALTIES	
DUNNAGE STEEL	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
SKYLIGHT/ROOF VENT	Inspected
Material Type(s)	Plastic
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist
WINDOWS	Inspected
Replacement Quantity	1,600
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	1,600
Instance Quantity Uom	S.F.
Installation Year	1995
Source of Installation Year	Custodial Staff
Are these windows insulated?	Yes
Deficiency	ALUMINUM - OTHER: AIR/WATER INFILTRATION
Roof Plan Reference	
Elevation	
Elevation Reference	Facade B
Deficiency Quantity	150
Quantity Uom	L.F.
Potential Action	REPLACE TRIM, SILLS OR WEATHERSTRIPPING

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 225 shown, also in Room 226 to 229 and Stair near Room 219
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	3- Fair
Deficiency	STEEL COLUMNS/BEAMS:DETERIORATED CONCRETE FIREPROOFING
Deficiency Location/Instance	Basement and 2nd Floor
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Mechanical Room 209 shown, also shared spaces Gas Meter Room and Electrical Panel Room
Violations	No photo recorded No violations recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Not required
ROOF STRUCTURE	Inspected
Condition	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

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 209
Deficiency Quantity	10
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 209
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Inspected
Instance on Room 207	Inspected
Ceiling	
Instance on Room 207	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 207	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 207	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on Room 207	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Inspected

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Instance on Room 215	Inspected
Ceiling	
Instance on Room 215	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 215	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 215	Does not exist
Floor Finish	
Instance on Room 215	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 215	Does not exist
Stage	
Instance on Room 215	Does not exist
Walls	
Instance on Room 215	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 215	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?	Yes
Ceiling	
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Partition	
	Does not exist
Railings	
Condition	1- Good
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
	Inspected
Ceiling	
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	Does not exist
PLAYGROUNDS	Does not exist
PLAYING SURFACE	Does not exist

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Question	Response
SITE	
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Does not exist
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No