

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

**Architectural Inspection**

**X493**

**Asset:** DISTRICT 12 PRE-K CENTER @ 1222 PROSPECT AVENUE - BRONX, 1222 PROSPECT AVENUE, BRONX, NY, 10459

Inspection Id	Inspection Type	Time In	Last Edited
4605	ARCHITECTURAL - ASSOCIATE	2024-04-09 11:52AM	2024-04-09 04:01PM
4655	ARCHITECTURAL - SENIOR	2024-04-09 07:22AM	2024-05-19 12:30PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Cynthia Moy
Principal Organization	3K - Bronx
Meeting with Principal?	Yes
Principal Feedback	The Principal returned the questionnaire with the following comments: 1) We have an issue with the roof that causes a water leak in some of our classrooms. 2) The timer sensor in the hallway light needs to be repaired.
Custodian	Marco Hernandez
Was the Custodian Present?	Yes
Fireman	Arben Shala
Was the Fireman Present?	Yes
Building Square Footage	11,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1+Basement (Partial)
Comments on the Year Built	2021
Student Population	35
Staff Population	17
Comments on the Number of Classrooms	5
Weather	Fair
Facade Photo	



Prospect Avenue - Northeast View

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Main Entrance Photo



Facade A - Prospect Avenue

Roof Photo



Roof 1 - North 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

2020

Partial Inspection

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	Potential Falling Debris	Cracked Stone above Main Entrance is a potential falling debris hazard	Exterior Walls	Main Entrance	Marco Hernandez	Custodian	

**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?	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
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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**

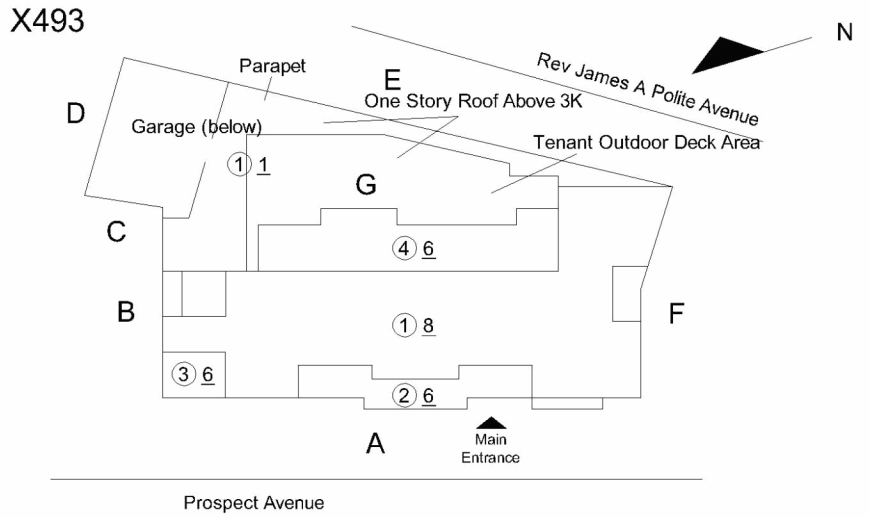
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 104	Yes	Yes				
Multi-purpose Room						
Room 112	Yes	Yes			FM System	Yes
Nurse's Office						
Room 110	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Unisex in classroom	Yes	Yes				
Toilet Rooms (girls)						
Unisex in classroom	Yes	Yes				
Toilet Rooms (staff)						
Rooms 109 and 117	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>	Not required
<b>COPING</b>	Inspected
Condition	3- Fair
Deficiency	<b>STONE:DETERIORATED TRANSVERSE JOINTS</b>
Deficiency Location/Instance	
Deficiency Quantity	45
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
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected

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Question	Response
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**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Inspected

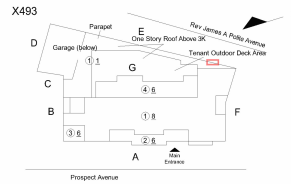
Condition

3- Fair

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Deficiency Location/Instance



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

Exit 2 (interior loading area)

Violations

No photo recorded

No violations 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

3,800

Replacement Uom

S.F.

Instance on Facade A, B and C

Inspected

Instance Condition

3- Fair

Instance Quantity

3,800

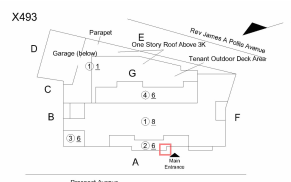
Instance Quantity Uom

S.F.

Deficiency

STONE:CHIPPED/SPALLED/BROKEN PIECES - MAJOR

Roof Plan Reference



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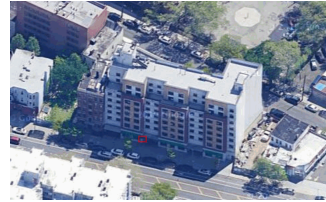
**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

Elevation



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

Facade A  
15  
S.F.  
REPLACE  
PRIORITY 5  
LEVEL 6



Main Entrance

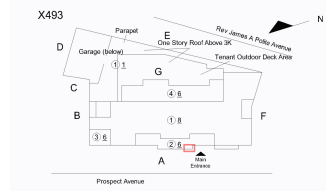
Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

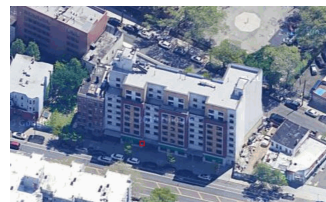
Deficiency

STONE:CHIPPED/SPALLED/BROKEN PIECES - MINOR

Roof Plan Reference



Elevation



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

Facade A  
5  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2



Near Main Entrance

Deficiency Photo 2

No photo recorded



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**Question**

**Response**

**EXTERIOR**

**EXTERIOR WALLS**

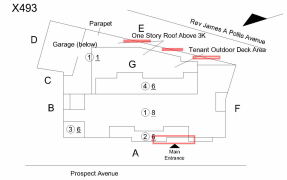
Violations

No violations recorded

Deficiency

STONE:DETERIORATED JOINTS

Roof Plan Reference



Elevation



Elevation Reference

Facades A and E

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 E

Violations

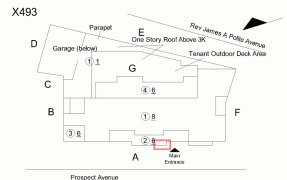
No photo recorded

Deficiency

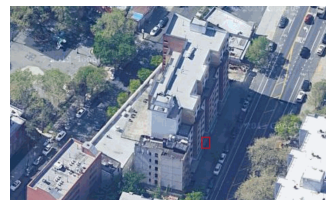
No violations recorded

Roof Plan Reference

STONE:DETERIORATED MASONRY SILLS - MINOR



Elevation



Elevation Reference

Facade A

Deficiency Quantity

5

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	Near Main Entrance
Violations	No photo recorded No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Does not exist
<b>PARAPETS</b>	Inspected
Material Type(s)	Masonry
Replacement Quantity	700
Replacement Uom	C.F.
Instance on Facade E	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	700
Instance Quantity Uom	CF
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	5,600
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
Instance Condition	Roof 1 3- Fair
Instance Quantity	5,600
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 1
Do solar panels exist on these roofs?	No



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Question	Response
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**EXTERIOR**

**ROOF**

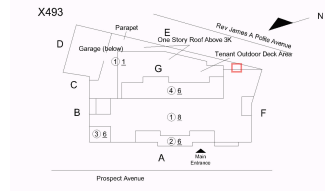
**ROOFING**

**ROOFING**

Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2011
Source of Installation Year	Custodial Staff

Deficiency	MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
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Deficiency Location/Instance



Deficiency Quantity

60

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



Corridor near Exit 2 shown, also Rooms 116, 120 and Multipurpose Room 112

Deficiency Photo 2

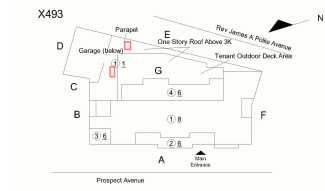
No photo recorded

Violations

No violations recorded

Deficiency	MODIFIED BITUMEN:ROOFING:DELAMINATION
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Deficiency Location/Instance



Deficiency Quantity

30

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

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	920
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 and E	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	920
Instance Quantity Uom	S.F.
Installation Year	2011
Source of Installation Year	Custodial Staff
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	STEEL COLUMNS/BEAMS:MAJOR RUSTING
Deficiency Location/Instance	1st Floor
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
	Opening at Exit 2

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>COLUMNS/BEAMS/BEARING WALLS</b>	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>FLOOR STRUCTURE</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>FOUNDATION WALLS</b>	
Material Type(s)	Inspected
Condition	Concrete
Deficiency	2- Between Good and Fair
<b>ROOF STRUCTURE</b>	
Condition	Not required
<b>VAULTS-BUNKERS</b>	
Condition	Does not exist
<b>AUDITORIUM</b>	
Condition	Does not exist
<b>CAFETERIA</b>	
Condition	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Quantity	Rooms 116, 120, Corridor near Exit 2
Quantity Uom	40
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Corridor near Exit 2
Violations	No photo recorded
	No violations recorded
<b>Door(s)</b>	
Condition	Inspected
Deficiency	1- Good
<b>Floor Finish</b>	
Condition	Inspected
Deficiency	1- Good
<b>Walls</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	GYPSUM BOARD:DETERIORATED
Deficiency Quantity	Corridor near Room 118
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 118
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	1- Good
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance on Room 103	Inspected
<b>Ceiling</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
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 112	Inspected
<b>Ceiling</b>	
Instance on Room 112	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rear
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Ceiling</b>	
Deficiency Photo 1	
Deficiency Photo 2	Rear
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on Room 112	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 112	Does not exist
<b>Floor Finish</b>	
Instance on Room 112	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 112	Does not exist
<b>Stage</b>	
Instance on Room 112	Does not exist
<b>Walls</b>	
Instance on Room 112	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 112	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

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Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Inspected
	No
<b>Ceiling</b>	Not required
<b>Door(s)</b>	Does not exist
<b>Partition</b>	Does not exist
<b>Railings</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	Not required
<b>TOILET ROOMS - STAFF</b>	
	Inspected
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
	Inspected
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	1- Good
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
<b>Student Non-Use</b>	Does not exist



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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<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>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Prospect Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Prospect Avenue
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	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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Does the SCA expect asset to have artwork?

No