

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

**Architectural Inspection**

**R013**

**Asset:** P.S. 13 - STATEN ISLAND, 191 VERMONT AVENUE, STATEN ISLAND, NY, 10305

Inspection Id	Inspection Type	Time In	Last Edited
4616	ARCHITECTURAL - SENIOR	2024-04-09 09:46AM	2024-05-02 04:35PM
4620	ARCHITECTURAL - ASSOCIATE	2024-04-09 09:03AM	2024-05-02 05:21PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Areaways, Awnings, Soffits, Window Guard and Lintels; (scaffolding and netting)
Principal(s) Information	
Principal Name	Paul Martuccio
Principal Organization	P.S. 13 - Staten Island
Meeting with Principal?	Yes
Principal Feedback	The Principal's comments are as follows: 1. The schoolyard surface is cracked and in need of repair. 2. The exterior stairs are deteriorating and require repair. 3. The HVAC system is inconsistent and in need of balancing.
Custodian	Louis Bartolomeo
Was the Custodian Present?	Yes
Fireman	Alberto Vasquez
Was the Fireman Present?	Yes
Building Square Footage	60,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	3+B+PH
Comments on the Year Built	1981
Student Population	780
Staff Population	150
Comments on the Number of Classrooms	35
Weather	Fair
Facade Photo	



Corner of Vermont Avenue and Hylan Boulevard - North View

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Main Entrance Photo



Facade A - Vermont Avenue

Roof Photo



Roof 3 - East View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Window replacement at Original Building; Partial exterior door repair

Years: 2023

Systems: Roof Drain repairs at Stairwell C/1

Years: 2020

Systems: Exit Doors replacement (partial)

Years: 2016

Systems: New Elevator

Years: 2013

Systems: Roofing replacement, Parapet repairs

Years: 2006

2001 (+10000 SF)

Have there been any New Building Additions?

No Tandem

Tandem

Leased Space?

No



**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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Yes	Protruding Elements	Exposed sharp metal edge is a Potential Safety Hazard	Playground Play Equipment	Schoolyard Playground	Alberto Vasquez	Fireman	
Yes	Potential Falling Debris	Rusted handrail supports rusted through are a Potential Safety Hazard	Site stair handrails	Clifton Avenue Exit	Alberto Vasquez	Fireman	

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
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**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>		Yes				
<b>Exterior H/C Lifts</b>	No		No			
<b>Exterior Ramps and Railings</b>	Yes	Yes				

**Interior Routes**

<b>Corridor and Lobby H/C Lifts</b>	No		No			
<b>Interior Corridor Doors And Hardware</b>	Yes	Yes				
<b>Interior Corridors &amp; Lobbies</b>		Yes				
<b>Interior Elevators</b>	Yes	Yes				
<b>Interior Lobby Doors And Hardware</b>		Yes				
<b>Interior Ramps</b>	Yes	Yes				

**Rooms & Spaces**

<b>Art Rooms</b>	No					
<b>Auditorium</b>	No					
<b>Cafeteria</b>						
1st Floor	Yes	Yes			FM System	Yes
<b>Classrooms</b>						
1st - 3rd Floor	Yes	Yes				
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>						
1st Floor	Yes	Yes			FM System	Yes
<b>Library</b>						

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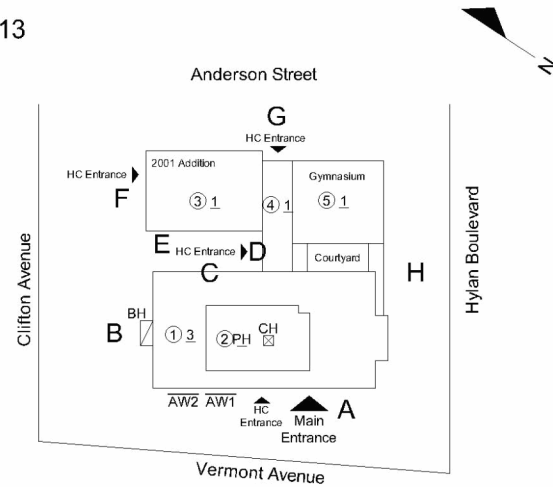
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Room 116	Yes	Yes				
<b>Main Office</b>						
Room 118	Yes	Yes				
<b>Multi-purpose Room</b>						
1st Floor (Stage is not HC Accessible)	Yes	Yes			FM System	Yes
<b>Nurse's Office</b>						
Room 117	Yes	Yes				
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						
1st - 3rd Floors	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
1st - 3rd Floors	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st - 3rd Floors	Yes	Yes				

**Building Template**

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**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1-AW2	Inaccessible
Instance Quantity	2
Instance Quantity Uom	EACH
<b>AWNINGS AND CANOPIES</b>	Inaccessible
<b>CHIMNEY</b>	Inspected
Material Type(s)	Masonry
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>COPING</b>	Inspected
Condition	2- Between Good and Fair

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Question	Response
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**EXTERIOR**

**COPING**

Deficiency	No deficiencies recorded
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**CORNICE**

Does not exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

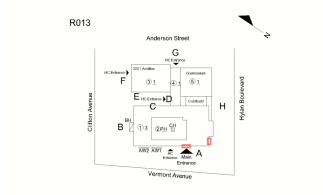
Condition

3- Fair

Deficiency

METAL:DETERIORATED DOOR - MINOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

4

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Main Entrance

Deficiency Photo 2

No photo recorded

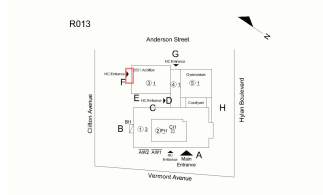
Violations

No violations recorded

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 10

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

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Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOOR HARDWARE</b>	Inspected
Condition	3- 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	24,000
Replacement Uom	S.F.
Instance on All Facades	Under construction
Instance Quantity	24,000
Instance Quantity Uom	S.F.
<b>EXTERIOR SOFFITS</b>	Inaccessible
<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)	Masonry
Replacement Quantity	5,000
Replacement Uom	C.F.
Instance on All Facades	Under construction
Instance Quantity	5,000
Instance Quantity Uom	CF
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF BARRIER/FENCE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	29,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 2	Inspected
Instance Roof Photo	



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Question	Response
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**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

	Roof 2
Instance Condition	3- Fair
Instance Quantity	7,000
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	2006
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance on Built-Up:Roofs 1, 3, 4 and 5	Inspected

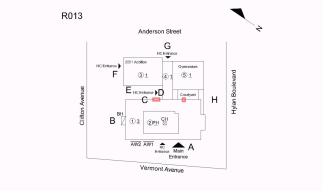


Roof 1

	Roof 3
Instance Condition	3- Fair
Instance Quantity	22,000
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?	No
Do solar panels exist on these roofs?	Yes
Solar Panel Location (Roof Number)	Roof 3
Installation Year	2006
Source of Installation Year	Documented

Deficiency	<b>BUILT-UP:FLASHING:CAP FLASHING MISSING</b>
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Deficiency Location/Instance



Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	<b>INSTALL NEW</b>
Urgency of Action	<b>PRIORITY 4</b>
Purpose of Action	<b>LEVEL 2</b>



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**Question** **Response**

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**EXTERIOR**

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**ROOF**

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**ROOFING**

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**ROOFING**

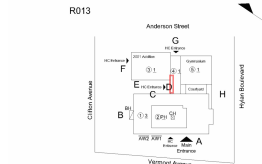
Deficiency Photo 2  
Violations

Roof 1  
No photo recorded  
No violations recorded

Deficiency

BUILT-UP:FLASHING:PITCH POCKET DETERIORATED - MINOR

Deficiency Location/Instance



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

5  
EACH  
REPAIR  
PRIORITY 3  
LEVEL 2



Deficiency Photo 2  
Violations

Roof 4  
No photo recorded  
No violations recorded

**ROOFING DRAINS**

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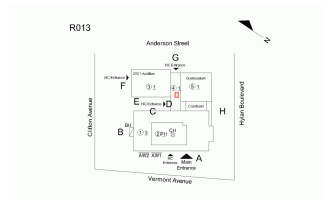
Condition

Inspected  
3- Fair

Deficiency

DETERIORATED

Deficiency Location/Instance



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

1  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



Roof 4



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Question	Response
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**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING DRAINS**

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**SPECIALTIES**

Inspected

**BULKHEAD/PENTHOUSE**

Inspected

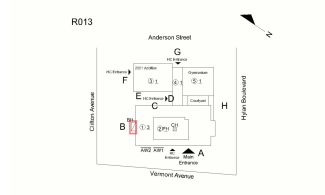
Condition

3- Fair

Deficiency

**BULKHEAD/PENTHOUSE WALLS/EXTERIOR: WATER INFILTRATION**

Deficiency Location/Instance



Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Bulkhead BH

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**CUPOLA/ SPIRES/ TOWERS**

Does not exist

**DORMER**

Does not exist

**DUNNAGE STEEL**

Inspected

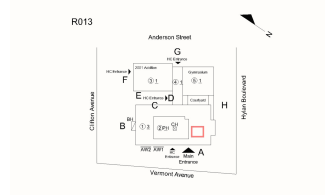
Condition

3- Fair

Deficiency

**HEIGHT LESS THAN 18"**

Deficiency Location/Instance



Deficiency Quantity

100

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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Question	Response
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**EXTERIOR**

**ROOF**

**SPECIALTIES**

**DUNNAGE STEEL**

Deficiency Photo 1



Roof 1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**SKYLIGHT/ROOF VENT**

Does not exist

**ROOF/GRAVITY TANK**

Does not exist

**STAIRS/RAMPS: EXTERIOR**

Inspected

**BUILDING CHEEK/FLANK WALLS**

Inspected

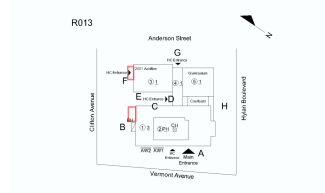
Condition

5- Poor

Deficiency

CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR

Deficiency Location/Instance



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 7 (HC Ramp)

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**RAILINGS**

Inspected

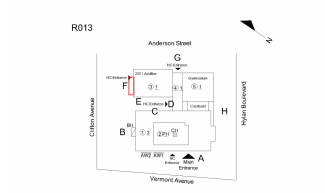
Condition

4- Between Fair and Poor

Deficiency

DAMAGED

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

L.F.

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Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**RAILINGS**

Potential Action  
Urgency of Action  
Purpose of Action  
Deficiency Photo 1

REPLACE  
PRIORITY 4  
LEVEL 2

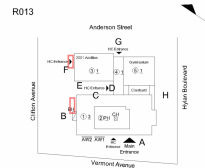


Exit 10  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

Deficiency  
Deficiency Location/Instance

**RUST - MAJOR**



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

10  
L.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Exit 10  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

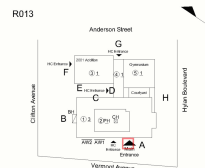
**STAIRS/RAMPS**

Condition

Inspected  
4- Between Fair and Poor

Deficiency  
Deficiency Location/Instance

**STONE:CRACKS/SPALLING - MAJOR**



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

10  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2

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Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**STAIRS/RAMPS**

Deficiency Photo 1



Main Entrance

Deficiency Photo 2

No photo recorded

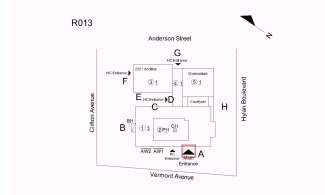
Violations

No violations recorded

Deficiency

STONE:DETERIORATED JOINTS

Deficiency Location/Instance



Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Main Entrance

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**WINDOWS**

Inspected

Replacement Quantity

8,000

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Inaccessible

**LINTELS**

Inaccessible

**WINDOWS**

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Double Hung:2001 Addition - All Facades

Inspected

Instance Condition

3- Fair

Instance Quantity

2,000

Instance Quantity Uom

S.F.

Installation Year

2001

Source of Installation Year

Inspector Estimate

Are these windows insulated?

No

Deficiency

No deficiencies recorded

Instance on Aluminum - Other:Original Building - All Facades

Inspected

Instance Condition

1- Good



Instance Quantity

6,000

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Instance Quantity Uom	S.F.
Installation Year	2023
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	3- Fair
Deficiency	MASONRY BEARING WALL:CRACKED/SPALLED
Deficiency Location/Instance	All Floors
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 109, similar throughout
Violations	No photo recorded
	No violations recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded
	No violations recorded

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Boiler Room
Violations	No photo recorded No violations recorded
<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>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Near Center, Near Kitchen
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	Near Center
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Entrance
Deficiency Quantity	1

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<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Door(s)</b>	
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 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Does not exist
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES ON PLASTER:DAMAGED/MISSING
Deficiency Location/Instance	Corridor Near Rooms 306, 307, 319, Near Stair A/2, Near Gymnasium
Deficiency Quantity	40
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 307 No photo recorded

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<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Violations	No violations recorded
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 126, 128, 143, Corridor Near Rooms 117, 141
Deficiency Quantity	35
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 141 No photo recorded
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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor Near Rooms 115, 126, 143, Near Main Entrance
Deficiency Quantity	25
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 143 No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Corridor Near Rooms 124, 322
Deficiency Quantity	50
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>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Room 322
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 1st Floor	Under construction
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<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	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Near Windows
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	Near Windows
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Entrance, Storage Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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<b>Question</b>	<b>Response</b>
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**INTERIOR**

**KITCHEN**

**Door(s)**

Purpose of Action  
Deficiency Photo 1

LEVEL 2



Entrance

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**Floor Finish**

Instance on 1st Floor

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

CERAMIC TILE:BROKEN/MISSING TILES

Deficiency Location/Instance

Near Entrance

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Near Entrance

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**Walls**

Instance on 1st Floor

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

MASONRY:CRACKS/SPALLING

Deficiency Location/Instance

Kitchen Lockers

Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Kitchen Lockers

Deficiency Photo 2

No photo recorded

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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Walls</b>	
Violations	No violations recorded
<b>LIBRARY</b>	
Instance on Room 116	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 116	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Ceiling</b>	
Instance on Room 116	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 116	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 116	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Room 116	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
	Does not exist
<b>MULTI-PURPOSE ROOM</b>	
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>Fixed Equipment</b>	
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Windows, Near Stage
Deficiency Quantity	15
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>MULTI-PURPOSE ROOM</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Inspected
<b>Stage</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED FLOOR
Deficiency Location/Instance	Stage Left
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stage Left
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stage Curtain Rigging</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</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>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist

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Question	Response
<b>INTERIOR</b>	
<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?	Yes
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Stair A/1, B/1
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	Stair B/1 No photo recorded
Violations	No violations recorded
<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	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Stair B/1, C/3
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair C/3 No photo recorded
Violations	No violations recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING

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Question	Response
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Walls</b>	
Deficiency Location/Instance	Stair C/3
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	Stair C/3 No photo recorded
Violations	No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stairs B/3, C/2,3
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair C/3 No photo recorded
Violations	No violations 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	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	Room 312
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
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	
Deficiency Photo 1	
Deficiency Photo 2	Room 312
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	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Room 312
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	Room 312
Violations	No photo recorded No violations recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Inside Room 128
Deficiency Quantity	10
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 128
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 210, 310
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	Room 310
Violations	No photo recorded No violations recorded
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Inside Room 213
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	Inside Room 213
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES



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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Floor Finish</b>	
Deficiency Location/Instance	Rooms 210, 310
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	Room 310 No photo recorded
Violations	No violations 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	CERAMIC TILE:BROKEN/ MISSING
Deficiency Location/Instance	Rooms 218, 310
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	Room 310 No photo recorded
Violations	No violations recorded
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Inside Room 213
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>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Inside Room 213
Violations	No photo recorded No violations 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>	Inspected
Condition	5- Poor
Deficiency	CONTAINER DAMAGED
Deficiency Location/Instance	Vermont Avenue
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Vermont Avenue
Violations	No photo recorded No violations recorded
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Asphalt Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Concrete Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Soil</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Culverts - Soil Covering</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Inspected

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Question	Response
<b>SITE</b>	
<b>FENCES</b>	
Condition	3- Fair
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	Anderson Street
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Anderson Street
Violations	No photo recorded No violations recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Vermont Avenue
Deficiency Quantity	110
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Vermont Avenue
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	5- Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Schoolyard
Deficiency Quantity	16,000
Quantity Uom	S.F.
Potential Action	REPLACE

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Use</b>	
<b>Asphalt</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Schoolyard
Violations	No photo recorded No violations recorded
<b>Concrete</b>	Does not exist
<b>Pavers</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near Exit 9, Hylan Boulevard Exit, Anderson Street Exit
Deficiency Quantity	650
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 9
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	Near Main Entrance
Deficiency Quantity	65
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Pavers</b>	
Deficiency Photo 1	
Deficiency Photo 2	Near Main Entrance
Violations	No photo recorded No violations recorded
<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	Clifton Avenue, Hylan Boulevard, Vermont Avenue
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Vermont Avenue
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Rear Schoolyard	Inspected
<b>Benches</b>	
Instance on Rear Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fence</b>	
Instance on Rear Schoolyard	Inspected
Instance Condition	3- Fair
Deficiency	CHAIN LINK:MISSING SECTIONS
Deficiency Location/Instance	Near Play Equipment
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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**SITE**

**PLAYGROUNDS**

**Fence**

Deficiency Photo 1



Near Play Equipment

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Pavement**

Instance on Rear Schoolyard

Inspected

Instance Condition

2- Between Good and Fair

Deficiency

ASPHALT:CRACKS - MAJOR

Deficiency Location/Instance

Near Play Equipment

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Near Play Equipment

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Play Equipment**

Instance on Rear Schoolyard

Inspected

Instance Condition

5- Poor

Deficiency

BROKEN/DETERIORATED/MISSING

Deficiency Location/Instance

Upper Schoolyard

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 6

Deficiency Photo 1



Upper Schoolyard


Deficiency Photo 2

No photo recorded

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Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Play Equipment</b>	
Violations	No violations recorded
<b>Safety Surfacing</b>	
Instance on Rear Schoolyard	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Rear Schoolyard	Does not exist
<b>PLAYING SURFACE</b>	Does not exist
<b>RETAINING WALLS</b>	Inspected
Condition	3- Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	Yes
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Lower Schoolyard, Anderson Street, Clifton Avenue
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Clifton Avenue
Violations	No photo recorded
	No violations recorded
<b>SEATING</b>	Inspected
<b>Benches</b>	Inspected
<b>Concrete</b>	Does not exist
<b>Metal/Wood/Plastic</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Bleachers</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>Site Cheek/flank Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Railings</b>	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Clifton Avenue Exit
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
<b>SITE</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>Railings</b>	
Deficiency Photo 1	
Deficiency Photo 2	Clifton Avenue Exit
Violations	No photo recorded No violations recorded
<b>Stairs/ramps</b>	Inspected
Condition	3- Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Upper Schoolyard
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	Upper Schoolyard
Violations	No photo recorded No violations recorded



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Does the SCA expect asset to have artwork?

Yes

Accession No.

11648

Comments

Covered by construction barriers

Artwork exist at stated location?

Yes

