

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

**Architectural Inspection**

**R055**

**Asset:** P.S. 55 - STATEN ISLAND, 54 OSBORNE STREET, STATEN ISLAND, NY, 10312

Inspection Id	Inspection Type	Time In	Last Edited
3253	ARCHITECTURAL - SENIOR	2024-02-15 08:16AM	2024-03-26 12:27PM
3259	ARCHITECTURAL - ASSOCIATE	2024-02-14 01:06PM	2024-06-20 09:38AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Locker and Shower Rooms (storage)
Principal(s) Information	
Principal Name	Francesca McAuliffe
Principal Organization	P.S. 55 - Staten Island
Meeting with Principal?	No
Principal Feedback	The Assistant Principal, Dawn Roman, provided comments on behalf of the Principal as follows: 1. The floor tiles in the lobby are old and should be upgraded. 2. The sound and lighting systems in the auditorium are old and need to be replaced.
Custodian	Thomas Basich
Was the Custodian Present?	Yes
Fireman	Seth Kostich
Was the Fireman Present?	Yes
Building Square Footage	66,000
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	1965
Student Population	507
Staff Population	110
Comments on the Number of Classrooms	35
Weather	Snow
Facade Photo	



Corner of Osborne Street and Woods of Arden Road - East View

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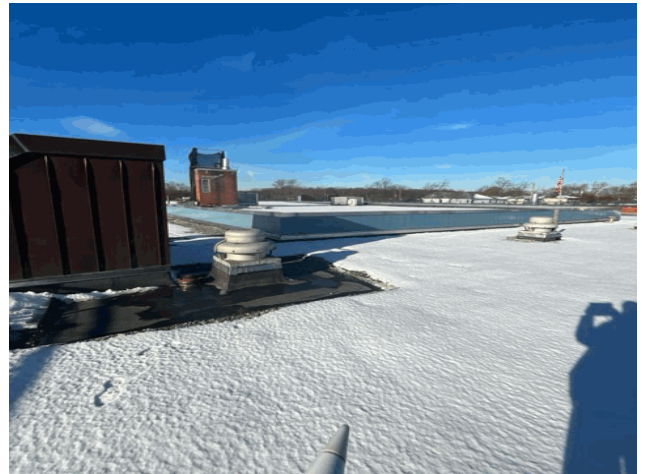
**R055**

Main Entrance Photo



Facade A - Osborne Street

Roof Photo



Roof 1 - West 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: Exterior Repointing and Repairs (full)

Years: 2021

Systems: Four classrooms Floor replacement, New lighting in Gymnasium

Years: 2016

Systems: Roofing/ Flashing repairs (partial), Exterior Wall repointing (partial); Bulkhead Walls, Doors repairs (full)

Years: 2011

Systems: Windows/ Guards replacement (full); Main Entrance Door replacement; Elevator upgrade; Exterior Wall repointing (partial)

Years: 2009

Systems: Parapet repairs (partial)

Years: 1999

Have there been any New Building Additions?

No New Construction

Tandem

No 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
		No condition recorded					

**Structural Engineer Required**

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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>	No		No			

**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>	No					

**Rooms & Spaces**

<b>Art Rooms</b>	No					
<b>Auditorium</b>						
1st Floor	Yes	No			FM System	Yes
<b>WHEELCHAIR PARKING</b>						
<b>Cafeteria</b>						
Basement - Staff	Yes	Yes			No	No
Basement - Students	Yes	Yes			FM System	Yes
<b>Classrooms</b>						
1st - 2nd Floors	Yes	Yes				
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>						
1st Floor	Yes	Yes			FM System	Yes
<b>Library</b>						
Room 221	Yes	Yes				
<b>Main Office</b>						
Room 105	Yes	Yes				
<b>Multi-purpose Room</b>	No					
<b>Nurse's Office</b>						
Room 111C	Yes	Yes				
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						

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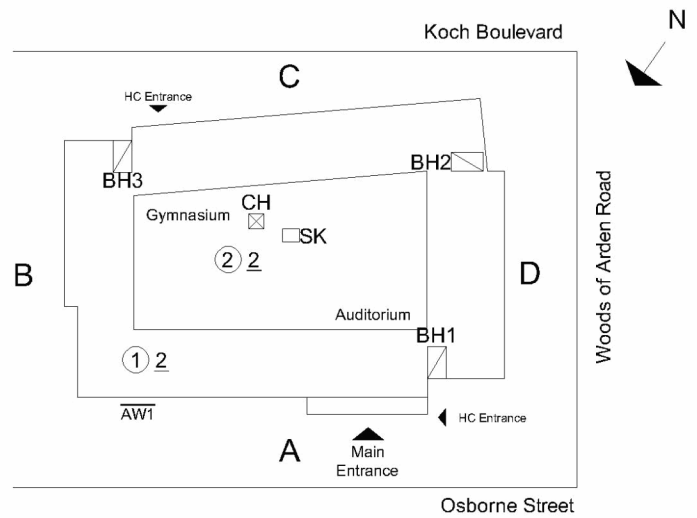
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Basement, 1st - 2nd Floors	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
Basement, 1st - 2nd Floors	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st Floor: Women-Room 102; MenRoom 104	Yes	No		ACCESSORY ARRANGEMENT WATER CLOSET ARRANGEMENT		

**Building Template**

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**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Inspected
Instance on AW1	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Inspected
Material Type(s)	Masonry
Condition	2- Between Good and Fair
Deficiency	BRICK:MINOR CRACKS, SPALLING

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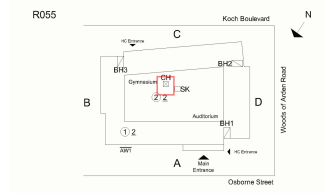
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Question	Response
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**EXTERIOR**

**CHIMNEY**

Deficiency Location/Instance



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

10  
S.F.  
RESTITCH  
PRIORITY 3  
LEVEL 2



Chimney CH

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**COPING**

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

**CORNICE**

Does not exist

**DOORS**

Inspected

**DOORS AND FRAMES**

Inspected

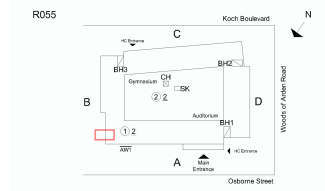
Condition

3- Fair

Deficiency

METAL: AIR/WATER INFILTRATION, DETERIORATED JOINTS WITH DAMAGED CAULKING

Deficiency Location/Instance



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

50  
L.F.  
MAINTENANCE  
PRIORITY 5  
LEVEL 2



Exit 2

Deficiency Photo 2

No photo recorded

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Question	Response
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**EXTERIOR**

**DOORS**

**DOORS AND FRAMES**

Violations	No violations recorded
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**DOOR HARDWARE**

Condition	Inspected
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Deficiency	No deficiencies recorded
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**LINTELS**

Condition	2- Between Good and Fair
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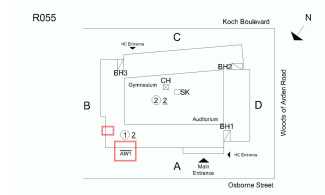
Deficiency	No deficiencies recorded
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**TRANSOM/SIDE LIGHT**

Condition	3- Fair
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Deficiency	METAL:BROKEN GLASS
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Deficiency Location/Instance



Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Areaway AW1 Boiler Room Exit Door

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**EXTERIOR WALLS**

Material Type(s)	Inspected
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Replacement Quantity	Masonry
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Replacement Uom	20,000
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Instance on All Facades	S.F.
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Instance Condition	Inspected
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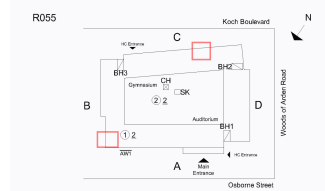
Instance Quantity	3- Fair
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Instance Quantity Uom	20,000
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Deficiency	S.F.
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Roof Plan Reference

BRIK:WATER INFILTRATION IN INSTRUCTIONAL SPACE



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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

Facades B and C  
75  
S.F.  
REPAIR  
PRIORITY 5  
LEVEL 2



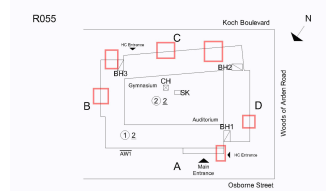
Stair B/Basement Exit Vestibule 7 shown, also in Kitchen Storage Room, Cafeteria near Exit 3  
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

**Deficiency**

Roof Plan Reference

**BRICK:EFFLORESCENCE**



Elevation



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

All Facades  
400  
S.F.  
MAINTENANCE  
PRIORITY 1  
LEVEL 1



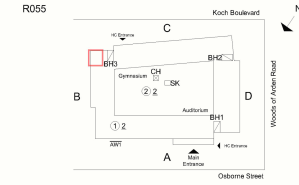


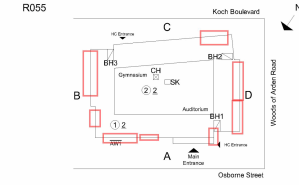
Right of Main Entrance  
No photo recorded

Deficiency Photo 2

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Violations	No violations recorded
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CONCRETE:MINOR CRACKS, SPALLING
Roof Plan Reference	
Elevation	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 3
Violations	No photo recorded No violations recorded
<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	4,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	4,000
Instance Quantity Uom	CF
Deficiency	BRICK:EFFLORESCENCE
Deficiency Location/Instance	
Deficiency Quantity	600



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Question	Response
<b>EXTERIOR</b>	
<b>PARAPETS</b>	
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo 1	
Deficiency Photo 2	Facade C on Roof 1
Violations	No photo recorded No violations 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>	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	32,000
Replacement Uom	S.F.
Instance on IRMA:Roofs 1 and 2	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	32,000
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?	Yes
Installation Year	1965
Source of Installation Year	Custodial Staff
Deficiency	IRMA:ROOFING:DAMAGED INSULATION

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**Question**

**Response**

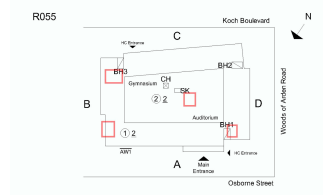
**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

Deficiency Location/Instance



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

175  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Roof 1 at Bulkhead BH1

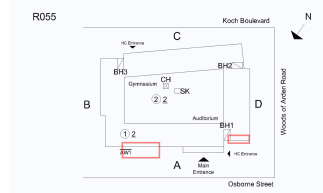
No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

Deficiency

IRMA:FLASHING:CAP FLASHING DAMAGED

Deficiency Location/Instance



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

100  
L.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Facade A on Roof 1

No photo recorded  
No violations recorded

Deficiency Photo 2  
Violations

Deficiency

IRMA:ROOFING:LOSS OF GRAVEL

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**Question**

**Response**

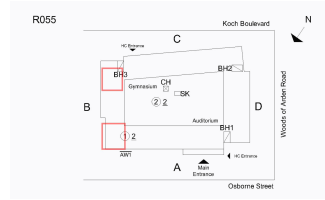
**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

Deficiency Location/Instance



Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1 at Bulkhead BH3

Deficiency Photo 2

No photo recorded

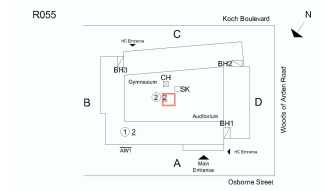
Violations

No violations recorded

Deficiency

IRMA:ROOFING:MAJOR ACTIVE ROOF LEAKS IN NON-INSTRUCTIONAL SPACE

Deficiency Location/Instance



Deficiency Quantity

50

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



Gymnasium (Room 114)

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**ROOFING DRAINS**

Condition

Inspected

Deficiency

4- Between Fair and Poor

DETERIORATED

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Question	Response
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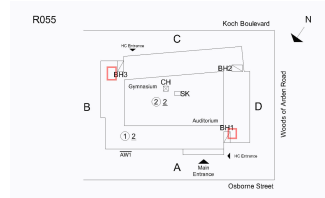
**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING DRAINS**

Deficiency Location/Instance



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

2  
EACH  
REPLACE  
PRIORITY 4  
LEVEL 2



Roof 1 at Bulkhead Bulkhead BH1

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**SPECIALTIES**

**BULKHEAD/PENTHOUSE**

Condition

Deficiency

Inspected  
Inspected  
2- Between Good and Fair  
No deficiencies recorded

**CUPOLA/ SPIRES/ TOWERS**

**DORMER**

**DUNNAGE STEEL**

**SKYLIGHT/ROOF VENT**

Material Type(s)

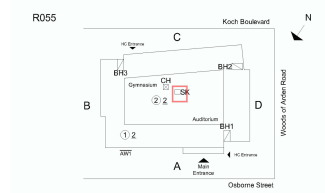
Condition

Deficiency

Deficiency Location/Instance

Inspected  
Does not exist  
Does not exist  
Does not exist  
Inspected  
Glass  
3- Fair

**DAMAGED GUARDS**




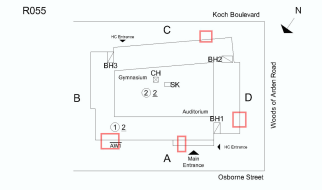

Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action

30  
S.F.  
MAINTENANCE  
PRIORITY 3  
LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>SPECIALTIES</b>	
<b>SKYLIGHT/ROOF VENT</b>	
Deficiency Photo 1	
Deficiency Photo 2	Skylight SK
Violations	No photo recorded No violations recorded
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Does not exist
<b>WINDOWS</b>	Inspected
Replacement Quantity	15,000
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	15,000
Instance Quantity Uom	S.F.
Installation Year	2009
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM - OTHER:BROKEN PANE
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A, C and D
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Lobby shown, also in Rooms 205, 237 and in Kitchen Storage Room
Violations	No photo recorded No violations 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	Basement and 2nd Floor
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	Room 222 shown, also Room B33
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	4- Between Fair and Poor
Deficiency	CONCRETE:WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Basement
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FOUNDATION WALLS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room B39
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>	Inspected
Instance on 1st Floor (513 Seats)	Inspected
<b>Ceiling</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	3- Fair
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Main 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	Main Entrance
Violations	No photo recorded
	No violations recorded
<b>Fixed H/C Lift</b>	
Instance on 1st Floor (513 Seats)	Does not exist
<b>Fixed Seating</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DAMAGED/BROKEN/INOPERABLE
Deficiency Location/Instance	Seats A/1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
<b>INTERIOR</b>	
<b>AUDITORIUM</b>	
<b>Fixed Seating</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Seat A/1
Violations	No photo recorded No violations recorded
<b>Floor Finish</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor (513 Seats)	Does not exist
<b>Stage</b>	
Instance on 1st Floor (513 Seats)	Inspected
<b>Stage</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtain Rigging</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stage Curtains</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 1st Floor (513 Seats)	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor (513 Seats)	Does not exist
<b>CAFETERIA</b>	
Instance on Basement - Students	Inspected
Instance on Basement - Staff	Inspected
<b>Ceiling</b>	
Instance on Basement - Students	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement - Staff	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Basement - Students	Inspected



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Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Door(s)</b>	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Basement - Staff	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Basement - Students	Does not exist
Instance on Basement - Staff	Does not exist
<b>Floor Finish</b>	
Instance on Basement - Students	Inspected
Instance Condition	3- Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Windows , center, near servery, Near Drinking Fountain
Deficiency Quantity	250
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Windows
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on Basement - Staff	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Center
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Center
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Sliding-folding Partition</b>	
Instance on Basement - Students	Does not exist
Instance on Basement - Staff	Does not exist

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Question	Response
<b>INTERIOR</b>	
<b>CAFETERIA</b>	
<b>Stage</b>	
Instance on Basement - Students	Does not exist
Instance on Basement - Staff	Does not exist
<b>Walls</b>	
Instance on Basement - Students	Inspected
Instance Condition	3- Fair
Deficiency	WALL PADDING:DETERIORATED
Deficiency Location/Instance	Columns
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Column
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Instance on Basement - Staff	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Basement - Students	Does not exist
Instance on Basement - Staff	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 105, 111, 131, 203
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 203
Deficiency Photo 2	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	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Exit Vestibule 7
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Vestibule 7
Violations	No photo recorded No violations recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Inspected
Instance on 1st Floor	Inspected
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Office
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Office
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR

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Question	Response
<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Door(s)</b>	
Deficiency Location/Instance	Entrance
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Entrance No photo recorded
Violations	No violations recorded
<b>Fixed Equipment</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	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Near Storage Room
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 Storage Room No photo recorded
Violations	No violations recorded
Deficiency	CONCRETE:CRACKS
Deficiency Location/Instance	Storage Room
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>INTERIOR</b>	
<b>GYMNASIUM</b>	
<b>Floor Finish</b>	
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Storage Room</b>	
Seating	
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>INTERIOR DOOR HARDWARE</b>	
Condition	Inspected
Deficiency	3- Fair
<b>INTERIOR GUARDS</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>Ceiling</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Storage Room
Deficiency Quantity	15

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Question	Response
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Walls</b>	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Storage Room
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	CERAMIC TILE:BROKEN/ MISSING
Deficiency Quantity	Prep Area
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Prep Area
	No photo recorded
	No violations recorded
<b>LIBRARY</b>	
Instance on Room 221	Inspected
Instance on Room 221	Inspected
<b>Built-in Furnishing</b>	
Instance on Room 221	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Ceiling</b>	
Instance on Room 221	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 221	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
Instance on Room 221	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	

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Question	Response
<b>INTERIOR</b>	
<b>LIBRARY</b>	
<b>Walls</b>	
Instance on Room 221	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOCKER ROOM</b>	
Instance on 1st Floor (44 Lockers)	Inspected
<b>MULTI-PURPOSE ROOM</b>	
	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SHOWER ROOM</b>	
Instance on 1st Floor	Inspected
	Inaccessible
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Inspected
	Yes
<b>Ceiling</b>	
Condition	Inspected
	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	Inspected
	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	
	Does not exist
<b>Railings</b>	
Condition	Inspected
	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stairs and Landings</b>	
Condition	Inspected
	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Stair B/Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Stair B/Basement
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Walls</b>	
Condition	Inspected
	2- Between Good and Fair
Deficiency	GLAZED BLOCK:CRACKS/SPALLING
Deficiency Location/Instance	Stair A/1, B/1, D/1
Deficiency Quantity	35
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>STAIRS/RAMPS: INTERIOR</b>	
<b>Walls</b>	
Deficiency Photo 1	
Deficiency Photo 2	Stair A/1
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	MASONRY:CRACKS/SPALLING
Deficiency Quantity	Stair D/2
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair D/2
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Quantity	Stair B/Basement Exit Vestibule 7
Quantity Uom	20
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Stair B/Basement Exit Vestibule 7
Violations	No photo recorded
	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



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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Door(s)</b>	
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>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Room 124, 228
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 228
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>	
<b>F.D. HOLDING AREA</b>	Inspected
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Does not exist
<b>CONTAINERIZATION</b>	Inspected
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Inspected

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Question	Response
<b>SITE</b>	
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	Inspected
Condition	5- Poor
Deficiency	BLOCKED
Deficiency Location/Instance	Koch Boulevard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Culverts - Concrete Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist
<b>DRINKING FOUNTAINS</b>	Does not exist
<b>FENCES</b>	Inspected
Condition	3- Fair
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	Koch Boulevard, Woods of Arden Road, Osborne Street
Deficiency Quantity	240
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Woods of Arden Road No photo recorded
Violations	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Koch Boulevard , Osborne Street
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Student Use</b>	
<b>Concrete</b>	
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Koch Boulevard
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Koch Boulevard, Osborne Street
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Osborne Street
Violations	No photo recorded No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Koch Boulevard, Osborne Street
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	Koch Boulevard
	No photo recorded

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Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>Site Sidewalks &amp; Walkways</b>	
<b>Concrete</b>	
Violations	No violations recorded
<b>Pavers</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOT Sidewalk</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	Koch Boulevard, Woods of Arden Road, Osborne Street
Deficiency Quantity	775
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Osborne Street
Violations	No photo recorded No violations recorded
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Koch Boulevard, Woods of Arden Road
Deficiency Quantity	45
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Koch Boulevard
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>	Inspected
Condition	2- Between Good and Fair
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Osborne Street

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Question	Response
<b>SITE</b>	
<b>RETAINING WALLS</b>	
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Osborne Street
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>SEATING</b>	
	Inspected
<b>Benches</b>	
	Inspected
<b>Concrete</b>	
	Does not exist
<b>Metal/Wood/Plastic</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Bleachers</b>	
	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS: EXTERIOR</b>	
	Inspected
<b>Site Check/flank Walls</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Railings</b>	
Condition	3- Fair
Deficiency	MISSING
Deficiency Location/Instance	Koch Boulevard
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
	Koch Boulevard
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Stairs/ramps</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR

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Question	Response
<b>SITE</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>Stairs/ramps</b>	
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	No photo recorded
Violations	No violations recorded

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Does the SCA expect asset to have artwork?

Yes

Accession No.

11662

Comments

No

Artwork exist at stated location?

Yes

