

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

Architectural Inspection

R090

Asset: THE RICHMOND PRE-K CENTER @ 1535 RICHMOND AVENUE - STATEN ISLAND, 1535 RICHMOND AVENUE, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
4817	ARCHITECTURAL - ASSOCIATE	2024-04-17 03:56PM	2024-04-18 02:57PM
4835	ARCHITECTURAL - SENIOR	2024-04-18 08:28AM	2024-06-16 02:12PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Edele Williams
Principal Organization	Richmond Pre-K Center
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Peter Salvatore
Was the Custodian Present?	Yes
Fireman	Robert Sollitto
Was the Fireman Present?	Yes
Building Square Footage	40,000
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	2001
Student Population	212
Staff Population	55
Comments on the Number of Classrooms	15
Weather	Heavy Rain
Facade Photo	



Richmond Avenue - Northeast View

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Main Entrance Photo



Facade A - Richmond Avenue

Roof Photo



Roof 1 - North 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: New Coping and Basement water leak mitigation

Years: 2024

Systems: Limited Roof and Parapet repairs

Years: 2022

Systems: Complete Interior renovation for DOE use

Years: 2019

Systems: Complete Roofing replacement

Years: 2018

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2019

Inspection Type

Partial Inspection

Priority Condition

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

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
	No condition recorded					

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Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the Primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	Yes
Are All floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	Yes
If the following spaces exist, are they ALL accessible? Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
1st and 2nd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 116	Yes	Yes				
Multi-purpose Room						
Rooms C06 and C08	Yes	Yes			No	Yes
Nurse's Office						
Room 214	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Cellar, 1st and 2nd Floors (Unisex on each floor)	Yes	Yes				
Toilet Rooms (girls)						
Cellar, 1st and 2nd Floors (Unisex on each floor)	Yes	Yes				
Toilet Rooms (staff)						

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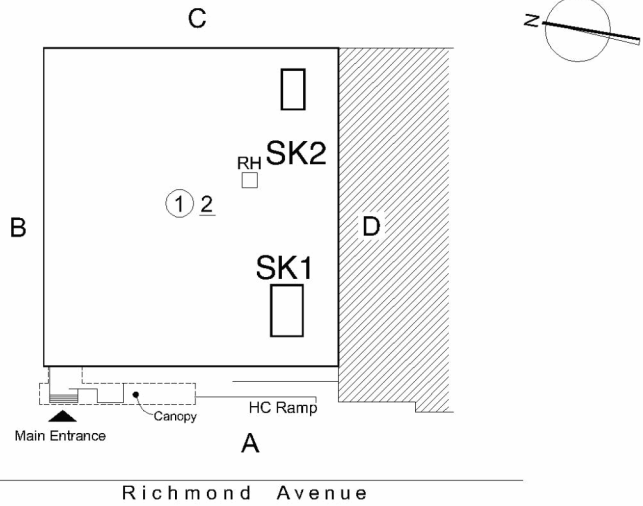
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Cellar, 1st and 2nd Floors (Unisex on each floor)	Yes	Yes				

Building Template

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Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Does not exist
COPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
TRANSOM/SIDE LIGHT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair

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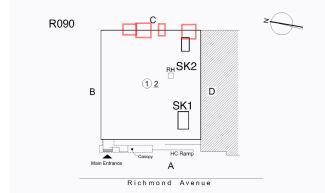
Question	Response
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EXTERIOR

EXTERIOR WALLS

Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	STUCCO CEMENT SURFACE:WATER INFILTRATION IN INSTRUCTIONAL SPACE

Roof Plan Reference



Elevation



Elevation Reference

Facade C

Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPAIR

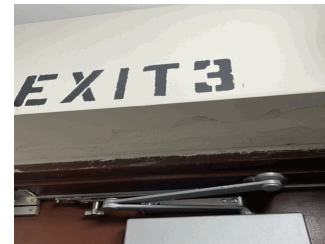
Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 3 at Stair S shown, also Rooms C08, 103 and 203

Deficiency Photo 2

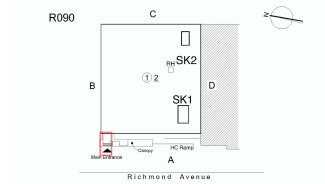
No photo recorded

Violations

No violations recorded

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

Elevation



Elevation Reference

Facade A

Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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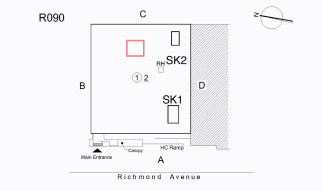

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	At Main Entrance
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Inspected
Material Type(s)	Concrete
Replacement Quantity	2,300
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,300
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	13,200
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
Instance Condition	Roof 1 2- Between Good and Fair
Instance Quantity	13,200
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	Yes
Does this Roof Instance have a Sustainable Roof System?	Yes

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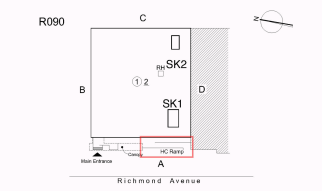

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	2- Between Good and Fair
Deficiency	HEIGHT LESS THAN 18"
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded 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	STUCCO CEMENT SURFACE:CRACKS/SPALLING - MAJOR

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	
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	
Deficiency Photo 2	HC Ramp
Violations	No photo recorded No violations recorded
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	4,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Installation Year	2001
Source of Installation Year	Custodial Staff
Are these windows insulated?	Yes
Deficiency	No deficiencies recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	3- Fair

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	
Deficiency	CONCRETE SLAB ON GRADE: WATER INFILTRATION IN NON- INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Room C26
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 204, 207
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
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 1	
	Corridor near Room 207
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Rooms C24, 103, 203
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 103
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Inspected
Instance on Cellar	Inspected
Ceiling	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Cellar	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on Cellar	Inspected
Instance Condition	1- Good

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Question	Response
INTERIOR	
KITCHEN	
Walls	
Deficiency	No deficiencies recorded
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Inspected
Instance on Room C06	Inspected
Instance on Room C08	Inspected
Ceiling	
Instance on Room C06	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room C08	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room C06	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room C08	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room C06	Does not exist
Instance on Room C08	Does not exist
Floor Finish	
Instance on Room C06	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room C08	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room C06	Does not exist
Instance on Room C08	Does not exist
Stage	
Instance on Room C06	Does not exist
Instance on Room C08	Does not exist
Walls	
Instance on Room C06	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Room C08	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room C06	Does not exist
Instance on Room C08	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Stair M/2, S/2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair S/2
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Partition	Does not exist
Railings	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stairs and Landings	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Stair S/1, M/1
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair S/1
Violations	No photo recorded No violations recorded
Deficiency	GYPSUM BOARD:DETERIORATED - ACTIVE LEAK
Deficiency Location/Instance	Stair S/1

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INTERIOR	
STAIRS/RAMPS: INTERIOR	
Walls	
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	Stair S/1
Violations	No photo recorded No violations recorded
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist

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Question	Response
SITE	
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pavers	Does not exist
DOT Sidewalk	Does not exist
PLAYGROUNDS	Inspected
Instance on Rear of School	Inspected
Benches	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fence	
Instance on Rear of School	Does not exist
Pavement	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Play Equipment	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on Rear of School	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on Rear of School	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	3- Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Behind building
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question

Response

SITE

SITE WALLS (NOT RETAINING WALLS)

Deficiency Photo 1



Behind building

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

STAIRS/RAMPS: EXTERIOR

Does not exist

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Does the SCA expect asset to have artwork?

No