

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

Architectural Inspection

R091

Asset: THE RICHMOND PRE-K CENTER @ 20 EBBITTS STREET - STATEN ISLAND, 20 EBBITTS STREET, STATEN ISLAND, NY, 10306

Inspection Id	Inspection Type	Time In	Last Edited
3086	ARCHITECTURAL - ASSOCIATE	2024-02-09 08:52AM	2024-06-24 05:42PM
3137	ARCHITECTURAL - SENIOR	2024-02-09 08:07AM	2024-06-05 04:17PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Dr. Joy Abrams
Principal Organization	The Richmond Pre-K Center - Staten Island
Meeting with Principal?	No
Principal Feedback	The Principal returned the questionnaire with no comments or concerns regarding the condition of the asset.
Custodian	Thomas Maddocks
Was the Custodian Present?	Yes
Fireman	Vincent Niemiec
Was the Fireman Present?	Yes
Building Square Footage	16,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	2 (No Basement)
Comments on the Year Built	1968
Student Population	107
Staff Population	25
Comments on the Number of Classrooms	7
Weather	Fair
Facade Photo	



Ebbitts Street - West View

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Main Entrance Photo



Facade A - Ebbits 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?

No System Upgraded

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

2019

Inspection Type

Full 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						
Room 104	Yes	Yes			No	Yes
Nurse's Office						
Room 102	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st and 2nd Floors - Unisex	Yes	Yes				
Toilet Rooms (girls)						
1st and 2nd Floors - Unisex	Yes	Yes				
Toilet Rooms (staff)						
1st and 2nd Floors - Unisex	Yes	No				

ACCESSORY
ARRANGEMENT

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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Inspected
Material Type(s)	Metal
Condition	1- Good
Deficiency	No deficiencies recorded
COPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CORNICE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Concrete
Replacement Quantity	12,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	12,000
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency	STUCCO CEMENT SURFACE:CRACKS, SPALLING
Roof Plan Reference	
Elevation	
Elevation Reference	Facade C
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	Facade C
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	1,000
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	1,000
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not exist
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Replacement Quantity	7,500
Replacement Uom	S.F.
Instance on Single Ply, Fully Adhered Roof:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	7,500
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	1- Good
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	1- Good
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
RAILINGS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	2,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist

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Question	Response
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EXTERIOR

WINDOWS

LINTELS

Condition

Deficiency

Inspected

2- Between Good and Fair

No deficiencies recorded

WINDOWS

Material Type(s)

Instance on Aluminum - Other:All Facades

Instance Condition

Instance Quantity

Instance Quantity Uom

Installation Year

Source of Installation Year

Are these windows insulated?

Inspected

Aluminum

Inspected

3- Fair

2,000

S.F.

2000

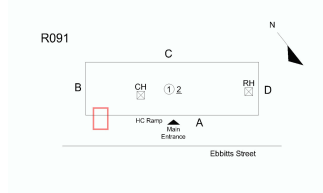
Custodial Staff

Yes

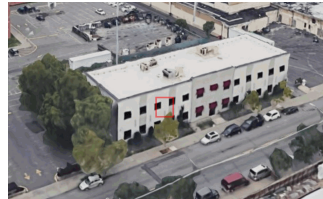
Deficiency

Roof Plan Reference

ALUMINUM - OTHER:BROKEN PANE



Elevation



Elevation Reference

Deficiency Quantity

Quantity Uom

Potential Action

Urgency of Action

Purpose of Action

Deficiency Photo 1

Facade A

30

S.F.

MAINTENANCE

PRIORITY 5

LEVEL 2



Stair B/2

No photo recorded

No violations recorded

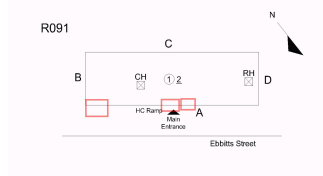
Deficiency Photo 2

Violations

Deficiency

ALUMINUM - OTHER:AIR AND WATER INFILTRATION,
OPEN JOINTS WITH DAMAGED CAULKING

Roof Plan Reference



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation	
Elevation Reference	Facade A
Deficiency Quantity	120
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Stair B/2 shown, also in Room 206
Violations	No photo recorded No violations 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	2- Between Good and Fair
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1- Good

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency	No deficiencies recorded
Walls	
Condition	1- Good
Deficiency	No deficiencies recorded
Specialties	
	Does not exist
GYMNASIUM	
	Does not exist
INTERIOR DOOR HARDWARE	
Condition	1- Good
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Walls	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
LIBRARY	
	Does not exist
LOCKER ROOM	
	Does not exist
MULTI-PURPOSE ROOM	
Instance on Room 104	Inspected
Ceiling	
Instance on Room 104	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 104	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on Room 104	Does not exist
Floor Finish	
Instance on Room 104	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Sliding-folding Partition	
Instance on Room 104	Does not exist
Stage	

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Question	Response
INTERIOR	
MULTI-PURPOSE ROOM	
Stage	
Instance on Room 104	Does not exist
Walls	
Instance on Room 104	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on Room 104	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Stair B/1
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 B/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

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
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	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	3- Fair
Deficiency	CHAIN LINK:DAMAGED POST/RAIL
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot
Violations	No photo recorded No violations recorded
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	Parking Lot
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	Parking Lot
Violations	No photo recorded No violations recorded
Deficiency	CONCRETE CURB:DAMAGED/DETERIORATED
Deficiency Location/Instance	Parking Lot
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	Parking Lot
Violations	No photo recorded No violations recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3- Fair
Deficiency	CRACKS - MAJOR

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Question	Response
SITE	
PAVING	
Student Non-Use	
Asphalt	
Deficiency Location/Instance	Parking Lot
Deficiency Quantity	450
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Parking Lot No photo recorded
Violations	No violations recorded
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Pavers	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	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Along Ebbitts Avenue
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Along Ebbitts Avenue No photo recorded
Violations	No violations recorded
Pavers	Does not exist

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

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Does the SCA expect asset to have artwork?

No