

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

**Architectural Inspection**

**R094**

**Asset:** THE RICHMOND PRE-K CENTER @ 104 HOUSMAN AVENUE - STATEN ISLAND, 104 HOUSMAN AVENUE, STATEN ISLAND, NY, 10303

Inspection Id	Inspection Type	Time In	Last Edited
5035	ARCHITECTURAL - ASSOCIATE	2024-04-29 02:22PM	2024-06-21 05:07PM
5074	ARCHITECTURAL - SENIOR	2024-04-30 08:30AM	2024-05-29 10:45AM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Edele Williams
Principal Organization	The Richmond Pre-K Center
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	Edward Canfield
Was the Custodian Present?	No
Fireman	Blair Mathis
Was the Fireman Present?	Yes
Building Square Footage	20,000
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	1999
Student Population	40
Staff Population	13
Comments on the Number of Classrooms	5
Weather	Fair
Facade Photo	



Housman Avenue - Southwest View

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

**Architectural Inspection**

**R094**

Main Entrance Photo



Facade A - Housman Avenue

Roof Photo



Roof 1 - South View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

Year Leased

Inspection Type

No

No Storm Water Management Type Selected

No System Upgraded

No New Construction

No Tandem

Yes

2019

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

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

*Architectural Inspection*

**R094**

**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
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**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 - 2nd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 101	Yes	Yes				
Multi-purpose Room						
Room 103	Yes	Yes			No	Yes
Nurse's Office						
Room 112	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st and 2nd Floors (Inside each Classrooms)	Yes	Yes				
Toilet Rooms (girls)						
1st and 2nd Floors (Inside each Classrooms)	Yes	Yes				
Toilet Rooms (staff)						
1st and 2nd Floors	Yes	Yes				

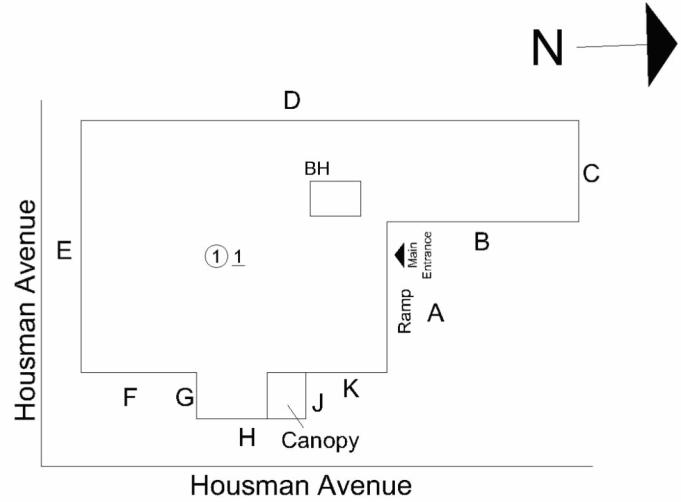
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

*Architectural Inspection*

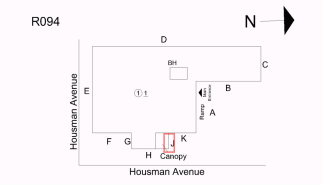

**R094**

*Building Template*

R094



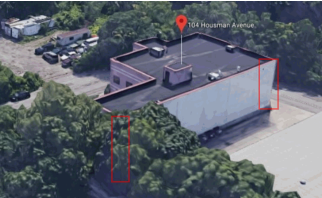
**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	METAL:DETERIORATION/DAMAGED/MISSING PIECES
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade J
Violations	No photo recorded No violations recorded
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected

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

*Architectural Inspection*

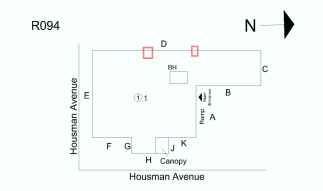


**R094**

Question	Response
<b>EXTERIOR</b>	
<b>DOORS</b>	
<b>DOORS AND FRAMES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</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>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	7,300
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	7,300
Instance Quantity Uom	S.F.
Deficiency	CONCRETE MASONRY UNIT:MINOR CRACKS AND SPALLING
Roof Plan Reference	
Elevation	
Elevation Reference	Facade D
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	RESTITCH
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded

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

*Architectural Inspection*

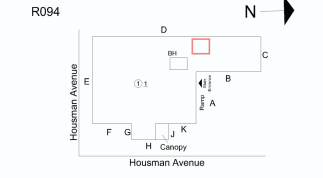

**R094**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Deficiency	CONCRETE MASONRY UNIT:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING
Rooftop Reference	
Elevation	
Elevation Reference	Facade D
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade D No photo recorded
Violations	No violations recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<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	600
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	600
Instance Quantity Uom	CF
Deficiency	No deficiencies recorded
<b>PLAZA DECK</b>	Does not exist
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

*Architectural Inspection*

**R094**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on Modified Bitumen:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	10,000
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	2000
Source of Installation Year	Inspector Estimate
Deficiency	<b>MODIFIED BITUMEN:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE</b>
Deficiency Location/Instance	
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	<b>REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL</b>
Urgency of Action	<b>PRIORITY 5</b>
Purpose of Action	<b>LEVEL 2</b>
Deficiency Photo 1	
Deficiency Photo 2	Room 206
Violations	No photo recorded No violations recorded
Deficiency	<b>MODIFIED BITUMEN:ROOFING:DELAMINATION</b>

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

*Architectural Inspection*

**R094**

Question	Response
----------	----------

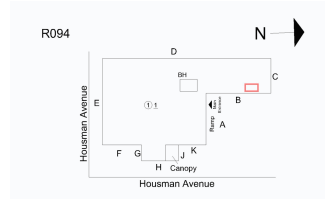
**EXTERIOR**

**ROOF**

**ROOFING**

**ROOFING**

Deficiency Location/Instance



Deficiency Quantity

25

Quantity Uom

S.F.

Potential Action

REPLACE ROOFING WITHOUT MAJOR EQUIPMENT  
REMOVAL

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Roof 1

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Deficiency**

MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE

Deficiency Location/Instance

Modified Bitumen:Roof 1

Deficiency Quantity

10,000

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 1

Purpose of Action

LEVEL 2

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**ROOFING DRAINS**

Inspected

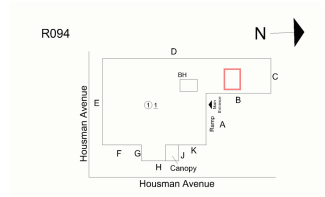
Condition

3- Fair

**Deficiency**

DETERIORATED

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action


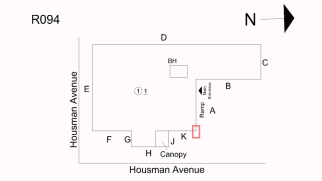

LEVEL 2



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

*Architectural Inspection*

**R094**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>ROOFING DRAINS</b>	
Deficiency Photo 1	
Deficiency Photo 2	Roof 1
Violations	No photo recorded No violations recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	HC Ramp
Violations	No photo recorded No violations recorded
<b>RAILINGS</b>	Inspected
Condition	2- Between Good and Fair

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

*Architectural Inspection*

**R094**

Question	Response
----------	----------

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**RAILINGS**

Deficiency No deficiencies recorded

**STAIRS/RAMPS**

Condition 2- Between Good and Fair

Deficiency No deficiencies recorded

**WINDOWS**

Replacement Quantity 1,100

Replacement Uom S.F.

**EXTERIOR GUARDS**

Condition 2- Between Good and Fair

Deficiency No deficiencies recorded

**LINTELS**

Condition 2- Between Good and Fair

Deficiency No deficiencies recorded

**WINDOWS**

Material Type(s) Aluminum

Instance on Aluminum - Other:All Facades Inspected

Instance Condition 3- Fair

Instance Quantity 1,100

Instance Quantity Uom S.F.

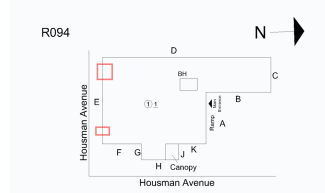
Installation Year 1999

Source of Installation Year Custodial Staff

Are these windows insulated? Yes

Deficiency ALUMINUM - OTHER:HARDWARE POOR  
CONDITION/MISSING

Roof Plan Reference



Elevation



Elevation Reference

Facade E

Deficiency Quantity

5

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Multipurpose Room 103

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

*Architectural Inspection*

**R094**

Question	Response
----------	----------

**EXTERIOR**

**WINDOWS**

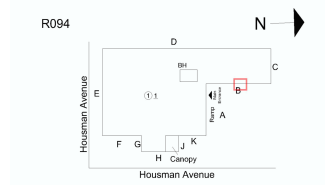
**WINDOWS**

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

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 B  
20  
S.F.  
MAINTENANCE  
PRIORITY 5  
LEVEL 2



Room 211

Deficiency Photo 2  
Violations

No photo recorded  
No violations recorded

**INTERIOR**

**POOLS**

Inspected

**STRUCTURAL**

Does not exist

**COLUMNS/BEAMS/BEARING WALLS**

Inspected

Condition

Inspected

Deficiency

2- Between Good and Fair

No deficiencies recorded

**FLOOR STRUCTURE**

Inspected

Condition

3- Fair

Deficiency

CONCRETE SLAB ON GRADE: WATER INFILTRATION IN ELECTRICAL PANEL ROOM

Deficiency Location/Instance

Basement

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

INSTALL WATERPROOFING

Urgency of Action

PRIORITY 5




Purpose of Action

LEVEL 6

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

*Architectural Inspection*


**R094**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room C09
Violations	No photo recorded No violations recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:WATER INFILTRATION IN ELECTRICAL PANEL ROOM
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Electrical Panel Room C09B
Violations	No photo recorded No violations recorded
Deficiency	CONCRETE:WATER INFILTRATION IN NON-INSTRUCTIONAL SPACE
Deficiency Location/Instance	Basement
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	INSTALL WATERPROOFING
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Stair D at basement shown, also Room C03
Violations	No photo recorded No violations recorded
<b>ROOF STRUCTURE</b>	Inspected

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

*Architectural Inspection*

**R094**

Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>ROOF STRUCTURE</b>	
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>	Does not exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Room 206
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 206
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not exist
<b>KITCHEN</b>	Inspected
Instance on 2nd Floor	Inspected
<b>Ceiling</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	

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

*Architectural Inspection*

**R094**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>KITCHEN</b>	
<b>Floor Finish</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Walls</b>	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>LIBRARY</b>	
<b>LOCKER ROOM</b>	
<b>MULTI-PURPOSE ROOM</b>	
Instance on Room 103	Inspected
<b>Ceiling</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on Room 103	Does not exist
<b>Floor Finish</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Sliding-folding Partition</b>	
Instance on Room 103	Does not exist
<b>Stage</b>	
Instance on Room 103	Does not exist
<b>Walls</b>	
Instance on Room 103	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on Room 103	Does not exist
<b>SCIENCE DEMO ROOM</b>	
<b>SCIENCE LAB</b>	
<b>SCIENCE PREP ROOM</b>	
<b>SHOWER ROOM</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
Do Letter Stair Signs Exist?	Yes
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Partition</b>	
<b>Railings</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

*Architectural Inspection*


**R094**

<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>STAIRS/RAMPS: INTERIOR</b>	
<b>Stairs and Landings</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 - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not exist
<b>Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not exist
<b>STEEL STAIRS</b>	Does not exist
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Concrete</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies recorded
<b>IRRIGATION SYSTEM</b>	Does not exist

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

*Architectural Inspection*

**R094**



Question	Response
<b>SITE</b>	
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Does not exist
<b>Pavers</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Student Use</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Housman Avenue
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	Housman Avenue
Violations	No photo recorded No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Inspected
Instance on Near main entrance	Inspected
<b>Benches</b>	
Instance on Near main entrance	Does not exist
<b>Fence</b>	
Instance on Near main entrance	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavement</b>	
Instance on Near main entrance	Does not exist
<b>Play Equipment</b>	
Instance on Near main entrance	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Safety Surfacing</b>	
Instance on Near main entrance	Inspected



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

*Architectural Inspection*

**R094**

Question	Response
<b>SITE</b>	
<b>PLAYGROUNDS</b>	
<b>Safety Surfacing</b>	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Unpaved Area</b>	
Instance on Near main entrance	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?	No
Deficiency	MASONRY UNIT:BULGING/DISPLACED
Deficiency Location/Instance	Housman 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	Housman Avenue No photo recorded
Violations	No violations recorded
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY UNIT:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Near main entrance
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	Near main entrance No photo recorded
Violations	No violations recorded
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>Site Cheek/flank Walls</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Railings</b>	Inspected
Condition	1- Good

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**R094**

Question	Response
<b>SITE</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>Railings</b>	
Deficiency	No deficiencies recorded
<b>Stairs/ramps</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

**R094**

Does the SCA expect asset to have artwork?

No