

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

Architectural Inspection

R462

Asset: SUSAN E. WAGNER HS ANNEX - STATEN ISLAND, 1220 MANOR ROAD, STATEN ISLAND, NY, 10314

Inspection Id	Inspection Type	Time In	Last Edited
4275	ARCHITECTURAL - ASSOCIATE	2024-03-25 09:51AM	2024-03-28 12:51AM
4278	ARCHITECTURAL - SENIOR	2024-03-25 09:03AM	2024-04-30 09:14AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Paul Corn (AP)
Principal Organization	Arts Program at Susan E. Wagner H.S. - Staten Island
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Principal Name	David Cugini
Principal Organization	Susan E. Wagner H.S. - Staten Island
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	John Pomarico
Was the Custodian Present?	Yes
Fireman	Stephen Napoli
Was the Fireman Present?	Yes
Building Square Footage	24,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	G+2
Comments on the Year Built	2016
Student Population	2928
Staff Population	372
Comments on the Number of Classrooms	10
Weather	Fair
Facade Photo	



Manor Road - Southwest View

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Main Entrance Photo



Facade A - Manor Road

Roof Photo



Roof 2 - 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?

No

No Storm Water Management Type Selected

Systems: Window Repairs

Years: 2022

No New Construction

No Tandem

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

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	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

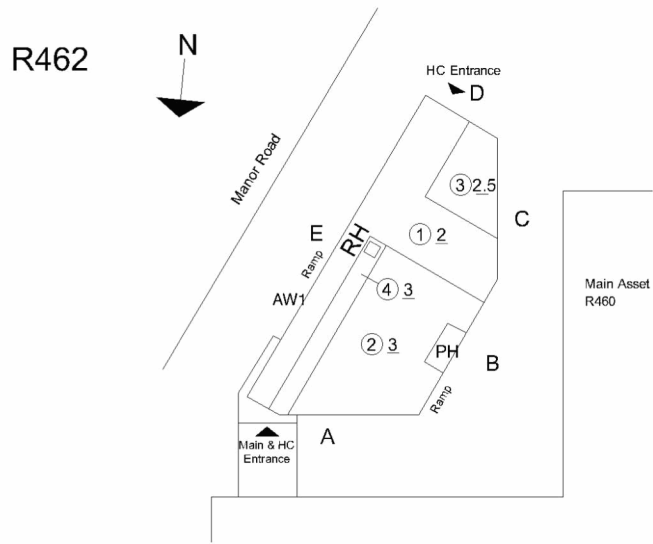
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
Ground and 1st - 2nd Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
Ground and 2nd Floor	Yes	Yes				
Toilet Rooms (girls)						
Ground and 2nd Floor	Yes	Yes				
Toilet Rooms (staff)						
Ground and 1st Floor (Unisex)	Yes	Yes				

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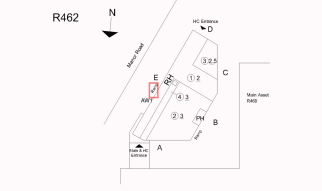

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Building Template



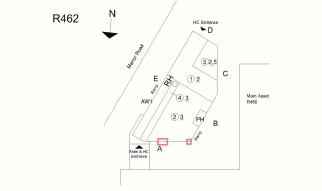

Inspection

Question	Response
Architectural	Inspected
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	AREAWAY WALLS:CRACKS AND SPALLING
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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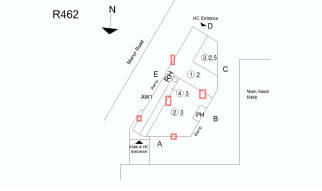

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Question	Response
EXTERIOR	
CHIMNEY	Does not exist
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST STONE:DETERIORATED TRANSVERSE JOINTS
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 2 - Facade A
Violations	No photo recorded No violations 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	11,800
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	11,800
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Inspected

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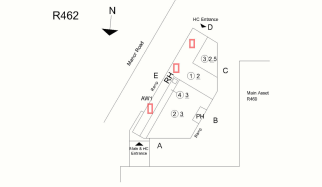

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Question	Response
EXTERIOR	
PARAPETS	
Material Type(s)	Concrete
Replacement Quantity	1,200
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	1,200
Instance Quantity Uom	CF
Deficiency	CONCRETE:MINOR CRACKS, SPALLING
Deficiency Location/Instance	
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Roof 2 - Facade A
Violations	No photo recorded No violations 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	10,500
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Instance Roof Photo	
	Roof 2
Instance Condition	3- Fair
Instance Quantity	10,500
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)	All Roofs
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2016
Source of Installation Year	Custodial Staff
Deficiency	MODIFIED BITUMEN:ROOFING:DELAMINATION
Deficiency Location/Instance	
Deficiency Quantity	75
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	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	3- Fair

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Question	Response
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EXTERIOR

ROOF

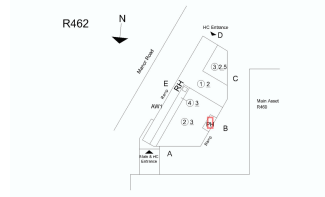
SPECIALTIES

BULKHEAD/PENTHOUSE

Deficiency

**BULKHEAD/PENTHOUSE CEILING:PLASTER
DAMAGED/DETERIORATED**

Deficiency Location/Instance



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

25
S.F.
MAINTENANCE
PRIORITY 3
LEVEL 2



Penthouse

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

CUPOLA/ SPIRES/ TOWERS

Does not exist

DORMER

Does not exist

DUNNAGE STEEL

Inspected

Condition

2- Between Good and Fair

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

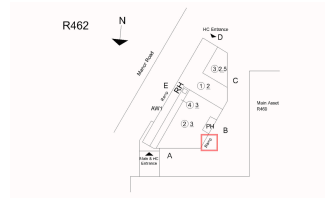
Condition

3- Fair

Deficiency

CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR

Deficiency Location/Instance



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

10
S.F.
REPLACE
PRIORITY 4
LEVEL 2

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
BUILDING CHEEK/FLANK WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade B - 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	2,100
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	1- Good
Instance Quantity	2,100
Instance Quantity Uom	S.F.
Installation Year	2016
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	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

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Question	Response
INTERIOR	
AUDITORIUM	Does not exist
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	METAL PAN:DAMAGED/MISSING
Deficiency Location/Instance	Main Entrance Vestibule
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	Main Entrance Vestibule
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms PG06, P106, P202
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	Room P202
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor Near Room P106
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Room P106
Violations	No photo recorded
	No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room P106
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room P106
Violations	No photo recorded
	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor Near Room P203
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	Corridor Near Room P203
Violations	No photo recorded
	No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1- Good

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Question	Response
INTERIOR	
INTERIOR DOOR HARDWARE	
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	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	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DAMAGED/DETERIORATED
Deficiency Location/Instance	Stair D/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 D/1 No photo recorded
Violations	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	1- Good
Deficiency	No deficiencies 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

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Floor Finish	
Condition	1- Good
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	Not required

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Does the SCA expect asset to have artwork?

No