

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

Architectural Inspection

R802

Asset: P.S. 1 ANNEX - STATEN ISLAND, 58 SUMMIT STREET, STATEN ISLAND, NY, 10307

Inspection Id	Inspection Type	Time In	Last Edited
4578	ARCHITECTURAL - ASSOCIATE	2024-04-08 09:56AM	2024-06-21 11:55AM
4596	ARCHITECTURAL - SENIOR	2024-04-08 08:50AM	2024-06-16 02:18PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Attic (no key)
Principal(s) Information	
Principal Name	Graziella Pietrangelo
Principal Organization	P.S. 1 - Staten Island
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Richard Gorgoglione
Was the Custodian Present?	Yes
Fireman	Anthony Chiarulli
Was the Fireman Present?	Yes
Building Square Footage	15,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	2+Attic+B
Comments on the Year Built	1907
Student Population	488
Staff Population	76
Comments on the Number of Classrooms	1
Weather	Fair
Facade Photo	



Yetman Avenue - West View

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

Architectural Inspection

R802

Main Entrance Photo



Facade A - Yetman Avenue

Roof Photo



Roof 1 - South View from Main Asset R001

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Steel Stair repairs

Years: 2022

Systems: Exterior Brick repointing (partial), Foundation repointing Interior (partial)

Years: 2020

Systems: Basement repointing (partial)

Years: 2012

Systems: Basement repointing (partial)

Years: 2011

Systems: Floor Deflection repairs

Years: 2009

Systems: Roofing, Windows replacement (full), Interior Masonry repointing

Years: 1990

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
------------------	-------------------	-----------------------	--------------------	----------------------	--------------------	-----------------	-------------

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

Architectural Inspection

R802

Yes	Tripping Hazards	Room 3-OB	Floor Finish	Severely damaged floor is a potential tripping hazard	Anthony Chiarulli	Fireman
-----	------------------	-----------	--------------	---	-------------------	---------



Structural Engineer Required

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?	No

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		Yes			
Exterior Ramps and Railings	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		Yes			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		No				
				CHANGE IN ELEVATION		
Interior Elevators	No					
Interior Lobby Doors And Hardware		No				
				CLEAR OPENING < 32"		

Interior Ramps

Interior Ramps	No					
----------------	----	--	--	--	--	--

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	None on Accessible Route	Yes	No			NOT ON ACCESSIBLE ROUTE
Computer Rooms	No					
Gymnasium	1st Floor	Yes	No		FM System	Yes
						NOT ON ACCESSIBLE ROUTE
Library	Room 4	Yes	No			NOT ON ACCESSIBLE ROUTE
Main Office		No				
Multi-purpose Room		No				
Nurse's Office		No				
Pool		No				

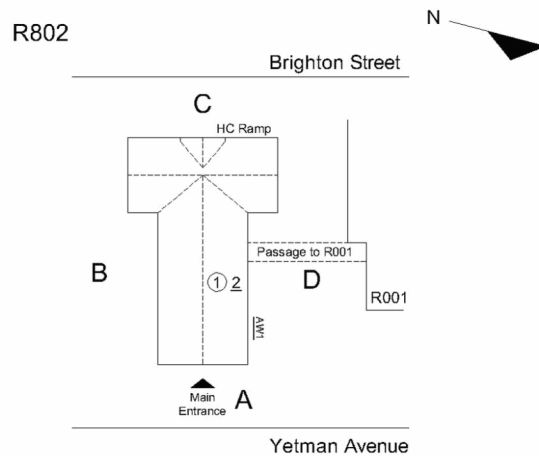
**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Architectural Inspection

R802

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Science Lab	No					
Toilet Rooms (boys)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (girls)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		
Toilet Rooms (staff)						
None on Accessible Route	Yes	No		NOT ON ACCESSIBLE ROUTE		

Building Template



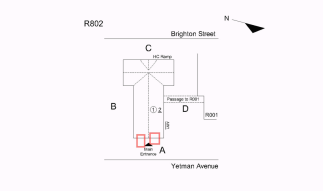

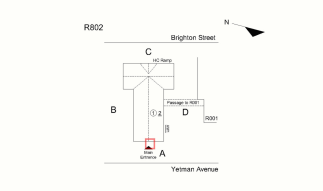

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Inspected
Instance on AW1	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Inspected
Condition	2- Between Good and Fair
Deficiency	WOOD:DETERIORATED

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

Architectural Inspection

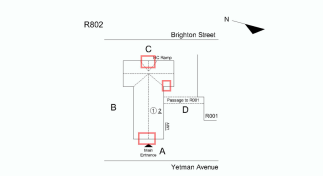

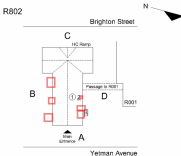
R802

Question	Response
EXTERIOR	
CORNICE	
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	Facade A
Violations	No photo recorded No violations recorded
DOORS	
DOORS AND FRAMES	
Condition	Inspected
Deficiency	Inspected
Deficiency Location/Instance	3- Fair
Deficiency Quantity	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Quantity Uom	
Potential Action	
Urgency of Action	
Purpose of Action	
Deficiency Photo 1	
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	Main Entrance
Violations	No photo recorded No violations recorded
DOOR HARDWARE	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

R802

Question	Response
EXTERIOR	
DOORS	
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	8,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	8,000
Instance Quantity Uom	S.F.
Deficiency	BRICK:WATER INFILTRATION IN INSTRUCTIONAL SPACE
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A, C, D
Deficiency Quantity	130
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Library Room 4 shown, also Room 7B and Exit 6 Vestibule
Violations	No photo recorded No violations recorded
Deficiency	BRICK:DETERIORATED MASONRY SILLS - MINOR
Roof Plan Reference	

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

Architectural Inspection

R802

Question

Response

EXTERIOR

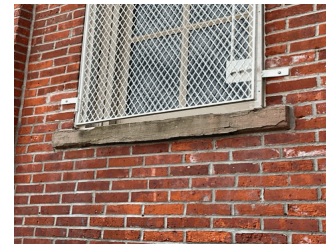
EXTERIOR WALLS

Elevation



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

Facades B, D
45
L.F.
REPAIR
PRIORITY 3
LEVEL 2

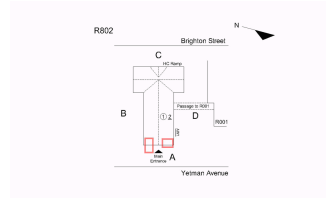


Facade B near Facade A
No photo recorded
No violations recorded

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

Facade A
100
S.F.
MAINTENANCE
PRIORITY 1
LEVEL 1



Facade A
No photo recorded

Deficiency Photo 2

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

Architectural Inspection

R802

Question **Response**

EXTERIOR

EXTERIOR WALLS

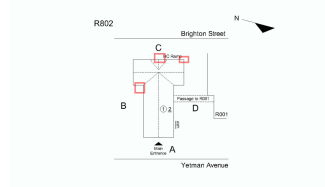
Violations

No violations recorded

Deficiency

BRICK:MINOR CRACKS, SPALLING

Roof Plan Reference



Elevation



Elevation Reference

Facades B, C

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

RESTITCH

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade B at Exit 7

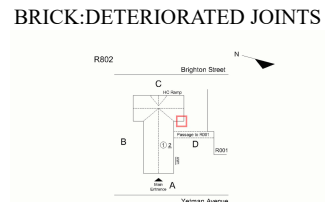
Violations

No photo recorded

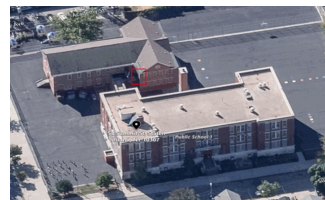
Deficiency

No violations recorded

Roof Plan Reference



Elevation



Elevation Reference

Facade D

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPOINT

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

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

Architectural Inspection

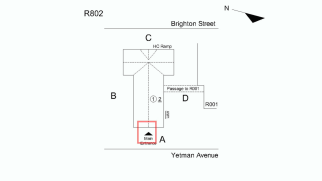

R802

Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade D at steel stair
Violations	No photo recorded No violations recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
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	6,500
Replacement Uom	S.F.
Instance on Asphalt Shingle:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	6,500
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1990
Source of Installation Year	Documented
Deficiency	ASPHALT SHINGLE:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Asphalt Shingle:Roof 1
Deficiency Quantity	6,500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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

Architectural Inspection

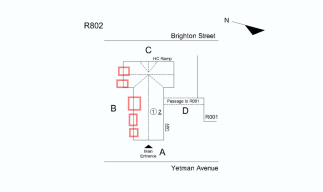


R802

Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
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	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
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	STUCCO CEMENT SURFACE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
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	Exit 5
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	2,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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

Architectural Inspection

R802

Question	Response
EXTERIOR	
WINDOWS	
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	5- Poor
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Installation Year	1990
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	ALUMINUM - DOUBLE HUNG:DETERIORATED
Roof Plan Reference	
Elevation	
Elevation Reference	Facade B
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	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	3- Fair
Deficiency	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	Basement

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

Architectural Inspection

R802

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

INTERIOR

STRUCTURAL

FLOOR STRUCTURE

Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	



Exit 9 Vestibule

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

FOUNDATION WALLS

Material Type(s)	Inspected Masonry
------------------	----------------------

Condition	3- Fair
-----------	---------

Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	Basement
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	



Exit 9 Vestibule

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

Deficiency	BRICK: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	



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

Architectural Inspection

R802

Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 2	West wall under Exit 6
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	
VAULTS-BUNKERS	
AUDITORIUM	
CAFETERIA	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	WOOD:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 3-OB
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo 1	
Deficiency Photo 2	Room 3-OB
Violations	No photo recorded No violations recorded
Walls	
Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Room 7, Exit Vestibule 6
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 7

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

Architectural Inspection

R802

Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Specialties	Does not exist
GYMNASIUM	
Instance on 1st Floor	Inspected
Ceiling	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Equipment	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Seating	
Instance on 1st Floor	Does not exist
Sliding-folding Partition	
Instance on 1st Floor	Does not exist
Stage	
Instance on 1st Floor	Does not exist
Walls	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	Does not exist
INTERIOR DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
LIBRARY	
Instance on Room 4	Inspected
Instance on Room 4	Inspected
Built-in Furnishing	
Instance on Room 4	Does not exist
Ceiling	
Instance on Room 4	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Instance on Room 4	Inspected
Instance Condition	2- Between Good and Fair

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

Architectural Inspection

R802

Question	Response
INTERIOR	
LIBRARY	
Door(s)	
Deficiency	No deficiencies recorded
Floor Finish	
Instance on Room 4	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Instance on Room 4	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	PLASTER:CRACKS/SPALLING - ACTIVE LEAK
Deficiency Location/Instance	Near Windows
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	Near Windows
Violations	No photo recorded No violations recorded
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	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Partition	
Condition	Does not exist
Railings	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
Condition	Inspected
Condition	Inspected

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

Architectural Inspection


R802

Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Ceiling	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor - Boys, Girls
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	1st Floor - Boys
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	
	Inspected
F.D. HOLDING AREA	
	Does not exist
STEEL STAIRS	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	MAJOR RUSTING Exterior

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

Architectural Inspection

R802

Question	Response
LIFE SAFETY	
STEEL STAIRS	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 7
Violations	No photo recorded No violations recorded
SITE	Not required

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Architectural Inspection

R802

Does the SCA expect asset to have artwork?

No