

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

Architectural Inspection

R883

Asset: P.S. 80 AX(PETR COMPL-BLDG K)-S.I., 715 OCEAN TERRACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
4471	ARCHITECTURAL - ASSOCIATE	2024-04-02 03:20PM	2024-04-03 10:45AM
4547	ARCHITECTURAL - SENIOR	2024-04-02 08:09AM	2024-05-28 01:29PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Anthony Tabbitas
Principal Organization	P.S. 80 - Staten Island
Meeting with Principal?	No
Principal Feedback	See its from R880
Custodian	Shaun Lennan
Was the Custodian Present?	No
Fireman	Thomas Bickerton
Was the Fireman Present?	Yes
Building Square Footage	10,000
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	1966
Student Population	Combined in Asset R880
Staff Population	Combined in Asset R880
Comments on the Number of Classrooms	7
Weather	Heavy Rain
Facade Photo	



Parking Area - Northeast View

Main Entrance Photo



Facade A - Parking Area

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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?

Systems: Exterior Waterproofing of Sub-grade walls

Years: 2022

Systems: Windows, Roofing replacement, Structure reinforcement, Exterior Wall repointing, Exterior Door replacement 1st Floor

Years: 2005

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
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						

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?	No
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	No

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	No		No	

Interior Routes

Corridor and Lobby H/C Lifts	No		No	
Interior Corridor Doors And Hardware	No		No	

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Interior Corridors & Lobbies		No		WIDTH < 5'		
Interior Elevators	No					
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	No					
Multi-purpose Room						
1st Floor	Yes	Yes			No	Yes
Nurse's Office						
Room K209	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor	Yes	No		URINAL ARRANGEMENT CLEAR OPENING < 32"		
Toilet Rooms (girls)						
1st Floor	Yes	No		CLEAR OPENING < 32" TURNING RADIUS ACCESSORY ARRANGEMENT		
Toilet Rooms (staff)						
1st Floor	Yes	No		CLEAR OPENING < 32"		

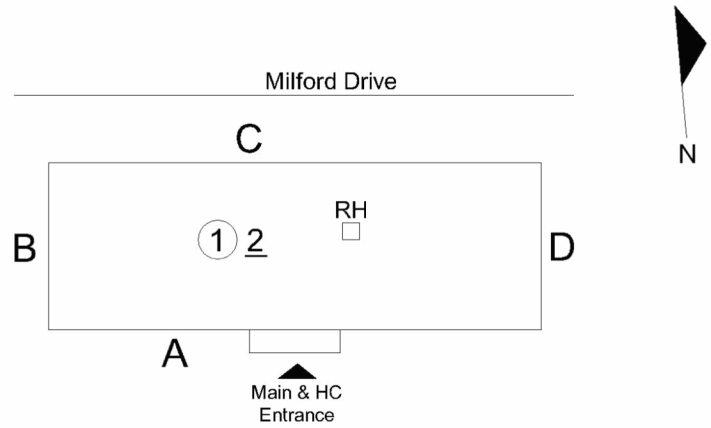
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Building Template

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Inspection

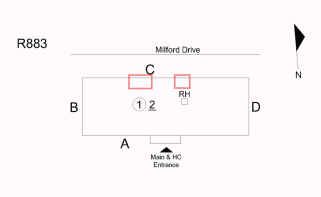
Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Does not exist
COPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit K3
Violations	No photo recorded
DOOR HARDWARE	No violations recorded
Condition	Inspected
Deficiency	3- Fair
LINTELS	No deficiencies recorded
Condition	Inspected
Deficiency	2- Between Good and Fair
TRANSOM/SIDE LIGHT	No deficiencies recorded
Condition	Inspected
Deficiency	2- Between Good and Fair
EXTERIOR WALLS	No deficiencies recorded
Material Type(s)	Inspected
Replacement Quantity	Masonry
Replacement Uom	4,000
Instance on All Facades	S.F.
Instance Condition	Inspected
Instance Quantity	2- Between Good and Fair
	4,000



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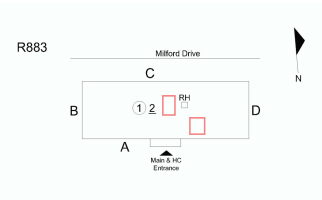

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not exist
LOUVER	Does not exist
PARAPETS	Inspected
Material Type(s)	Masonry
Replacement Quantity	1,400
Replacement Uom	C.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	1,400
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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	5,000
Replacement Uom	S.F.
Instance on Built-Up:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	5,000
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?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2005
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
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	3- Fair
Deficiency	HEIGHT LESS THAN 18"
Deficiency Location/Instance	
Deficiency Quantity	40
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	2- Between Good and Fair
Deficiency	No deficiencies 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	1,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Installation Year	2005
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM - DOUBLE HUNG:BROKEN PANE
Roof Plan Reference	
Elevation	
Elevation Reference	Facades A, B
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
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	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

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Question	Response
INTERIOR	
STRUCTURAL	
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Room 107, 207
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	Room 207
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	Near Exit 1, Near MP Room
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	Near exit 1
Violations	No photo recorded No violations recorded
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 207
Deficiency Quantity	10

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 207
Violations	No photo recorded No violations recorded
Walls	
Condition	Inspected
Deficiency	2- Between Good and Fair
Specialties	No deficiencies recorded
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
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	Inspected
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	Does not exist
Floor Finish	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near Entrance , center
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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INTERIOR	
MULTI-PURPOSE ROOM	
Floor Finish	
Deficiency Photo 1	
	Near Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
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	PLASTER:CRACKS/SPALLING
Deficiency Location/Instance	Near Exit 3
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near Exit 3
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Window Curtains/Shades/Blinds	
Instance on 1st Floor	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	
Do Letter Stair Signs Exist?	Inspected
	Yes
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
Partition	
	Does not exist
Railings	
	Inspected

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INTERIOR	
STAIRS/RAMPS: INTERIOR	
Railings	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	
Condition	Inspected
Ceiling	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	
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 - STUDENTS	
Condition	Inspected
Ceiling	
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Basement - Boys , Room 203
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 203
Violations	No photo recorded No violations recorded
Door(s)	
Condition	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Basement - Boys , 1st Floor - Girls
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Girls
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 205
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 205
Violations	No photo recorded No violations recorded
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Basement - Boys , Room 203
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 203
	No photo recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Violations	No violations 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	Does not exist
SITE	Not required

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Does the SCA expect asset to have artwork?

No