

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

**Architectural Inspection**

**R973**

**Asset: P.S. 373 TEMP. C.R. BLDG. - S.I., 91 HENDERSON AVENUE, STATEN ISLAND, NY, 10301**

Inspection Id	Inspection Type	Time In	Last Edited
3455	ARCHITECTURAL - ASSOCIATE	2024-02-26 09:11AM	2024-02-26 04:05PM
3492	ARCHITECTURAL - SENIOR	2024-02-26 07:57AM	2024-03-28 01:54PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Christine Hoffman
Principal Organization	P.S.373 Temp.C.R. - Staten Island
Meeting with Principal?	Yes
Principal Feedback	The Principal had the following comment: The Roof. Leaks
Custodian	Daniel Graham
Was the Custodian Present?	Yes
Fireman	Robert Miller
Was the Fireman Present?	Yes
Building Square Footage	10,400
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No basement)
Comments on the Year Built	1998
Student Population	77
Staff Population	73
Comments on the Number of Classrooms	12
Weather	Fair
Facade Photo	



Facades A and D - North View

Main Entrance Photo



Facade A - Parking Area

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Roof Photo



Roof 1 - North View from Main Asset

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: Roofing Repairs

Years: 2022

Systems: Roofing Repairs

Years: 2015

Systems: Roofing Repairs

Years: 2013

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						

**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?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	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	

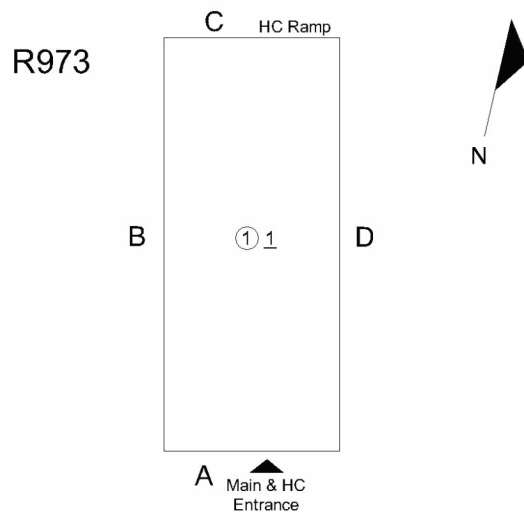
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Interior Corridors &amp; Lobbies</b>		Yes				
<b>Interior Elevators</b>	No					
<b>Interior Lobby Doors And Hardware</b>		Yes				
<b>Interior Ramps</b>	No					
<b>Rooms &amp; Spaces</b>						
<b>Art Rooms</b>	No					
<b>Auditorium</b>	No					
<b>Cafeteria</b>	No					
<b>Classrooms</b>						
1st Floor	Yes	Yes				
<b>Computer Rooms</b>	No					
<b>Gymnasium</b>	No					
<b>Library</b>	No					
<b>Main Office</b>						
Room 100	Yes	Yes				
<b>Multi-purpose Room</b>						
1st Floor (Room 9A)	Yes	Yes			No	Yes
<b>Nurse's Office</b>						
1st Floor	Yes	Yes				
<b>Pool</b>	No					
<b>Science Lab</b>	No					
<b>Toilet Rooms (boys)</b>						
Inside Classrooms (Unisex)	Yes	Yes				
<b>Toilet Rooms (girls)</b>						
Inside Classrooms (Unisex)	Yes	Yes				
<b>Toilet Rooms (staff)</b>						
1st Floor	Yes	Yes				

**Building Template**

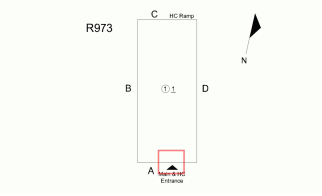
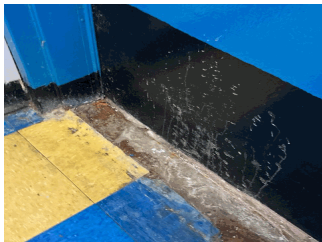


**Inspection**

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Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not exist
<b>AWNINGS AND CANOPIES</b>	Does not exist
<b>CHIMNEY</b>	Does not exist
<b>COPING</b>	Does not exist
<b>CORNICE</b>	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>TRANSOM/SIDE LIGHT</b>	Does not exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies 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	BROKEN/ DENTED BLADES

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Question	Response
<b>EXTERIOR</b>	
<b>LOUVER</b>	
Roof Plan Reference	
Elevation	
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	Facade D No photo recorded
Violations	No violations recorded
<b>PARAPETS</b>	Does not exist
<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
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	10,400
Replacement Uom	S.F.
Instance on Single Ply, Fully Adhered Roof:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	4- Between Fair and Poor
Instance Quantity	10,400

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Question	Response
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**EXTERIOR**

**ROOF**

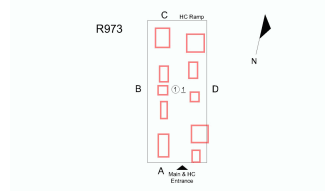
**ROOFING**


**ROOFING**

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	1998
Source of Installation Year	Documented

Deficiency  
SINGLE PLY, FULLY ADHERED ROOF:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE

Deficiency Location/Instance



Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Room 100 shown, also Rooms 1, 2A, 3A, 4A, 5B, 6A, Toilet in 6A and Teacher Lounges 7 and 8

Deficiency Photo 2	No photo recorded
Violations	No violations recorded

Deficiency  
SINGLE PLY, FULLY ADHERED ROOF:ROOFING:BEYOND USEFUL LIFE

Deficiency Location/Instance	Single Ply, Fully Adhered Roof:Roof 1
Deficiency Quantity	10,400
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**

Does not exist

**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

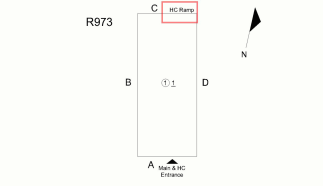

**ROOF/GRAVITY TANK**

Does not exist

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Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not exist
<b>RAILINGS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS</b>	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	HC Ramp
Violations	No photo recorded No violations recorded
<b>WINDOWS</b>	Inspected
Replacement Quantity	400
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:Facades B and D	Inspected
Instance Condition	3- Fair
Instance Quantity	400
Instance Quantity Uom	S.F.
Installation Year	1998
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	No deficiencies recorded
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded



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Question	Response
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Exterior
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Facades C and D
Violations	No photo recorded No violations recorded
<b>ROOF STRUCTURE</b>	Inspected
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	Rooms 1, 2A, 3A, 4A, 5B, 6A, 100
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 100
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	Inspected



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<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Door(s)</b>	
Condition	5- Poor
Deficiency	WOOD:DETERIORATED DOOR
Deficiency Location/Instance	Rooms 2A, 5B
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 5B No photo recorded
Violations	No violations recorded
<b>Floor Finish</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Near main entrance , Corridor near Room 5, 6
Deficiency Quantity	75
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>Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not exist
<b>GYMNASIUM</b>	Does not exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Under construction
<b>KITCHEN</b>	Does not exist
<b>LIBRARY</b>	Does not exist
<b>LOCKER ROOM</b>	Does not exist
<b>MULTI-PURPOSE ROOM</b>	Inspected
Instance on 1st Floor	Inspected

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Ceiling</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Center
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	Center
Violations	No photo recorded No violations recorded
<b>Door(s)</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fixed Equipment</b>	
Instance on 1st Floor	Does not exist
<b>Floor Finish</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	VINYL TILES:BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Near Windows , center
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Windows
Violations	No photo recorded No violations recorded
<b>Sliding-folding Partition</b>	
Instance on 1st Floor	Does not exist
<b>Stage</b>	
Instance on 1st Floor	Does not exist
<b>Walls</b>	

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Question	Response
<b>INTERIOR</b>	
<b>MULTI-PURPOSE ROOM</b>	
<b>Walls</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Window Curtains/Shades/Blinds</b>	
Instance on 1st Floor	Does not exist
<b>SCIENCE DEMO ROOM</b>	
	Does not exist
<b>SCIENCE LAB</b>	
	Does not exist
<b>SCIENCE PREP ROOM</b>	
	Does not exist
<b>SHOWER ROOM</b>	
	Does not exist
<b>STAIRS/RAMPS: INTERIOR</b>	
	Under construction
<b>TOILET ROOMS - STAFF</b>	
	Inspected
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>Door(s)</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	
	Does not exist
<b>Walls</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>TOILET ROOMS - STUDENTS</b>	
	Inspected
<b>Ceiling</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Quantity	Inside Room 6
Quantity Uom	10
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 5
Deficiency Photo 1	LEVEL 2
	
Deficiency Photo 2	Inside Room 6
Violations	No photo recorded
	No violations recorded
<b>Door(s)</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
Stalls	Does not exist
Walls	Inspected
Condition	2- Between Good and Fair
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>	Not required

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Does the SCA expect asset to have artwork?

No