

2022 BUILDING CONDITION SURVEY - 2022 - Washington IrvingBuilding Information

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Building Information**1. Name of school district**

Public Schools of the Tarrytowns

2. SED District 8-Digit BEDS Code

66-04-01-03

3. Building Name:

Washington Irving Elementary School

4. SED 4-Digit Facility Code:

0-002

5. Survey Inspection Date:

07/01/2022

6. Building 911 Address:

103 South Broadway

7. City:

Tarrytown

8. Zip Code:

10591

9. Certificate of Occupancy Status:

- A - Annual
 T - Temporary
 N - None

10. Certificate of Occupancy Expiration Date:

12/31/2023

10a. Is this a manufactured building? (Relocatable, modular, portable)

- Yes
 No

11. Have there been renovations or construction in the building during the past 12 months?

- Yes
 No

12. Was major construction/renovation work since 2015 conducted when school was in session?

- Yes
 No

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13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete)

9,300,000.00

14. Overall building rating (to be answered after the building inspection is complete)

- Excellent
- Satisfactory
- Unsatisfactory
- Failing

15. Was overall building rating established after consultation with health and safety committee in accordance with Commissioner's Regulations 155.4(c)(1)?

- Yes
- No

16. A/E Firm Name:

MEMASI

17. A/E Firm Address:

2 Lyon Place
White Plains, NY 10601

18. A/E Firm Phone Number:

9149159519

19. E-mail:

daryl.mastracci@memasidesign.com

20. A/E Name:

Daryl Mastracci

21. A/E License #:

092872

Building Age, Gross Square Footage and Maintenance Staff

22. Building Age

	Year
Original Construction	1923
Addition #1	1980
Addition #2	2004
Addition #3	(No Response)
Addition #4	(No Response)
Addition #5	(No Response)

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	Year
Addition #6	(No Response)
Addition #7	(No Response)
Addition #8	(No Response)
Addition #9	(No Response)

23. Square feet of construction

	Sq Feet
Original construction	92,841.00
Addition #1	(No Response)
Addition #2	(No Response)
Addition #3	(No Response)
Addition #4	(No Response)
Addition #5	(No Response)
Addition #6	(No Response)
Addition #7	(No Response)
Addition #8	(No Response)
Addition #9	(No Response)

24. Gross square ft. of Building as currently configured:

92,841

25. Number of Floors:

4

26. How many full-time and part-time custodians are employed at the school (or work in the building)?

	Count Employees
Full-time custodians:	4
Part-time custodians:	0
Totals:	4

Building Ownership and Occupancy Status

27. Building Ownership (check one):

- Owned and used by district
- Owned by District and leased to non-district entity
- Owned by District, part used by district, part leased to non-district entity
- Owned by non-district entity and leased to district

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28. For which of the following purposes is the building currently used? (check all that apply)

- Used for student instructional purposes
- Used for district administration
- Used for other district purposes
- Used by other organization(s)

Building Users

29. How many students were registered to receive instruction in this building as of the last year? (If none, enter "0") and skip to "Program Spaces" section. (Do not include evening class students)

612

30. Of these registered students, how many receive most of their instruction in:

	Quantity
Permanent instructional spaces (i.e., regular classrooms)	612
Temporary instructional spaces (i.e., portable or demountable classrooms) attached to the building	(No Response)
Non-instructional spaces used as instructional spaces	(No Response)

31. If the answer is greater than zero, which types of non-instructional spaces were being used for instructional purposes on October 1, 2019? (check all that apply)

- Cafeteria
- Gymnasium
- Administrative Spaces
- Library
- Lobby
- Stairwell
- Storage space
- Other (please describe)
- None

32. Grades Housed

- Pre-K
- Kindergarten
- 1st
- 2nd
- 3rd
- 4th
- 5th
- 6th
- 7th
- 8th
- 9th
- 10th
- 11th
- 12th
- N/A (none)

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33. For how many instructional days during the school year prior to the BCS assigned year (July 1 through June 30) was the building closed due to facilities failures, system malfunctions, structural problems, fire, etc? (if none, enter "0")

(No Response)

34. Is the building used for instructional purposes in the summer?

Yes

No

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Program Spaces

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Program Spaces

35. Number of instructional classrooms:

38

36. Gross square footage of all instructional classrooms (combined):

92,841.00

37. Other spaces provided:

- | | | |
|---|---|--|
| <input type="checkbox"/> a. N/A (none) | <input checked="" type="checkbox"/> j. Health Office | <input checked="" type="checkbox"/> s. Resource Rooms |
| <input checked="" type="checkbox"/> b. Administration | <input type="checkbox"/> k. Home & Careers | <input type="checkbox"/> t. Science Labs |
| <input checked="" type="checkbox"/> c. Art | <input checked="" type="checkbox"/> l. Kitchen | <input checked="" type="checkbox"/> u. Special Education |
| <input type="checkbox"/> d. Audio Visual | <input type="checkbox"/> m. Large Group Instruction | <input type="checkbox"/> v. Swimming Pool |
| <input checked="" type="checkbox"/> e. Auditorium | <input checked="" type="checkbox"/> n. Library | <input checked="" type="checkbox"/> w. Teacher Resource |
| <input checked="" type="checkbox"/> f. Cafeteria | <input type="checkbox"/> o. Multipurpose Rooms | <input type="checkbox"/> x. Technology/Shop |
| <input type="checkbox"/> g. Computer Room | <input checked="" type="checkbox"/> p. Music | <input type="checkbox"/> y. Other (please describe) |
| <input type="checkbox"/> h. Guidance | <input type="checkbox"/> q. Pre-K | |
| <input checked="" type="checkbox"/> i. Gymnasium | <input checked="" type="checkbox"/> r. Remedial Rooms | |

37a. Describe other spaces

(No Response)

Space Adequacy

38. Rating of space adequacy:

- Good
- Fair
- Poor

38a. Enter comments:

(No Response)

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Site Utilities

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SITE UTILITIES

39. Water (H)

- Yes
- No

39a. Type of Service:

- Municipal or Utility provided
- Well
- Other

39b. Types of water service piping

- Iron
- Galvanized
- Copper
- Lead
- PVC
- Other
- N/A (None)

39c. Overall condition of water service piping

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

39d. Year of Last Major Reconstruction/Replacement:

1960

39e. Expected Remaining Useful Life (Years):

10

39f. Cost to Reconstruct/Replace \$:

(No Response)

39g. Comments:

(No Response)

40. Site Sanitary (H)

- Yes
- No

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Site Utilities

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40a. Type of Service:

- Municipal or utility sewer
- Site septic
- Other

40b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

40c. Year of Last Major Reconstruction/Replacement:

1923

40d. Expected Remaining Useful Life (Years):

10

40e. Cost to reconstruct/Replace \$:

(No Response)

40f. Comments:

(No Response)

41. Site Gas

- Yes
- No

41a. Type of gas service:

- Natural Gas
- Liquid Petroleum

41b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

41c. Year of Last Major Reconstruction/Replacement;

2020

41d. Expected Remaining Useful Life (Years):

30

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Site Utilities

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41e. Cost to Reconstruct/Replace \$:

(No Response)

41f. Comments:

(No Response)

42. Site Fuel Oil

Yes

No

43. Site Electrical, Including Exterior Distribution

Yes

No

43a. Service Provider:

Municipal or utility provided

Self-Generated

Other

N/A

43b. Type of Service:

Above Ground

Below Ground

N/A

43c. Condition:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

43d. Year of Last Major Reconstruction/Replacement:

1923

43e. Expected Remaining Useful Life (Years):

10

43f. Cost to Reconstruct/Replace \$:

(No Response)

43g. Comments:

(No Response)

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Site Utilities

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SITE FEATURES

44. Closed Drainage Pipe Stormwater Management System

44a. Does this facility have a closed pipe system?

- Yes
- No

44b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

44c. Year of Last Major Reconstruction/Replacement:

1923

44d. Expected Remaining Useful Life (Years):

5

44e. Cost to Reconstruct/Replace \$:

350,000.00

44f. Comments:

Repair or replace most of system.

45. Open Drainage Pipe Stormwater Management System

45a. Does this facility have an open stormwater system (ditch)?

- Yes
- No

46. Catch Basins/Drop Inlets/Manholes

46a. Does this facility have catch basins/drop inlets/manholes?

- Yes
- No

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Site Utilities

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46b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

46c. Year of Last Major Reconstruction/Replacement:

1923

46d. Expected Remaining Useful Life (Years):

10

46e. Cost to Reconstruct/Replace \$:

(No Response)

46f. Comments:

(No Response)

47. Culverts

47a. Does this facility have culverts?

- Yes
- No

48. Outfalls

48a. Does this facility have outfalls?

- Yes
- No

49. Infiltration Basins/Chambers

49a. Does this facility have infiltration basins/chambers?

- Yes
- No

50. Retention Basins

50a. Does this facility have retention basins?

- Yes
- No

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Site Utilities

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51. Wetponds

51a. Does this facility have wetponds?

- Yes
- No

52. Manufactured Stormwater Proprietary Units

52a. Does this facility have proprietary units?

- Yes
- No

53. Point of Outfall Discharge: (check all that apply)

- Municipal storm sewer system
- Combined sewer system
- Surface Water
- On-site recharge
- Other (describe)
- Not Applicable

54. Outfall Reconnaissance Inventory

Were all stormwater outfalls inspected during dry weather for signs of non-stormwater discharge?

- Yes
- No
- Not Applicable

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Other Site Features

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SITE FEATURES

55. Pavement (Roadways and Parking Lots)

- Yes
- No

55a. Type: (check all that apply)

- Concrete
- Asphalt
- Gravel
- Other

55b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

55c. Year of Last Major Reconstruction/Replacement:

2004

55d. Expected Remaining Useful Life (Years):

5

55e. Cost to Reconstruct/Replace \$:

1,200,000.00

55f. Comments:

Replace all asphalt.

56. Sidewalks

- Yes
- No

56a. Type: (check all that apply)

- Asphalt
- Concrete
- Gravel
- Paver
- Other

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Other Site Features

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56b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

56c. Year of Last Major Reconstruction/Replacement:

2004

56d. Expected Remaining Useful Life (Years):

5

56e. Cost to Reconstruct/Replace \$:

125,000.00

56f. Comments:

Replace sidewalks and walkways.

57. Playgrounds and Playground Equipment

- Yes
- No

57a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

57b. Year of Last Major Reconstruction/Replacement:

2011

57c. Expected Remaining Useful Life (Years):

10

57d. Cost to Reconstruct/Replace \$:

(No Response)

57e. Comments:

(No Response)

58. Athletic Fields and Play Fields

- Yes
- No

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Other Site Features

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58a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

58b. Year of Last Major Reconstruction/Replacement:

2010

58c. Expected Remaining Useful Life (Years):

5

58d. Cost to Reconstruct/Replace \$:

1,000,000.00

58e. Comments:

Replace synthetic turf field; install subsurface drainage system.

58f. Does the facility have synthetic turf field(s)

- Yes
- No

58f.1 If Yes, how many synthetic turf fields?

1

58f.2 Expected Remaining Useful Life of Synthetic Turf Field(s):

5

58f.3 Type of synthetic turf field infill:

rubber

59. Exterior Bleachers / Stadiums

- Yes
- No

59a. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

59b. Year of Last Major Reconstruction/Replacement:

2000

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Other Site Features

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59c. Expected Remaining Useful Life (Years):

10

59d. Cost to Reconstruct/Replace \$:

(No Response)

59e. Comments:

(No Response)

59f. Seating Capacity

(No Response)

60. Related Structures (such as Press Boxes, Dugouts, Climbing Walls, etc.)

Yes

No

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Building Structure

61. Foundation (S)

61a. Type (check all that apply):

- Reinforced Concrete
- Masonry on Concrete Footing
- Other (specify)

61a1. If "Other" please specify

(No Response)

61b. Evidence of structural concerns (check all that apply):

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

61c. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

61d. Year of Last Major Reconstruction/Replacement:

1998

61e. Expected Remaining Useful Life (Years):

15

61f. Cost to Reconstruct/Replace \$:

(No Response)

61g. Comments:

(No Response)

62. Piers (S)

- Yes
- No

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Building Structure

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62f. Cost to Reconstruct/Replace \$:

(No Response)

63. Columns (S)

Type (check all that apply):

- Concrete
- Masonry
- Steel
- Stone
- Wood
- Other (specify)
- N/A (None)

63.1. If "Other" please specify

(No Response)

63a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other
- None

63b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

63c. Year of Last Major Reconstruction/Replacement

1998

63d. Expected Remaining Useful Life (Years):

15

63e. Cost to Reconstruct/Replace \$:

(No Response)

63f. Comments:

(No Response)

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Building Structure

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64. Footings (S)

Type (check all that apply):

- Concrete
- Other (specify)

64a. Evidence of structural concerns (check all that apply)

- Structural Cracks
- Heaving/Jacking
- Decay/Corrosion
- Water Penetration
- Unsupported Ends
- Other (specify)
- None

64.a1. If "Other" please specify

(No Response)

64b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

64c. Year of Last Major Reconstruction/Replacement

1923

64d. Expected Remaining Useful Life (Years):

10

64e. Cost to Reconstruct/Replace \$:

(No Response)

64f. Comments:

(No Response)

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65. Structural Floors (S)

65a. Type (check all that apply):

- Concrete Deck on Wood Structure
- Concrete/Metal Deck/Metal Joists
- Cast in Place Concrete Structural System
- Precast Concrete Structural System
- Reinforced Concrete Slab on Grade
- Wood Deck on Wood Trusses
- Wood Deck on Wood Joists
- Other (specify)

65b. Evidence of Structural Concerns with Floor Support System (Beams/Joists/Trusses, etc.) (check all that apply):

- Structural Cracks
- Unsupported Ends
- Rot/Decay/Corrosion
- Deflection
- Seriously Damaged/Missing Components
- Other Problems
- None

65b.1 Describe Other Problems:

(No Response)

65c. Evidence of Structural Concerns with Structural Floor Deck (check all that apply):

- Cracks
- Deflection
- Rot/Decay/Corrosion
- None

65d. Overall Condition of Structural Floors:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

65e. Year of Last Major Reconstruction/Replacement:

1998

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65f. Expected Remaining Useful Life (Years):

15

65g. Cost to Reconstruct/Replace \$:

(No Response)

65h. Comments:

(No Response)

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Building Envelope

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BUILDING ENVELOPE

66. Exterior Walls/Columns (S)

66a. Material (check all that apply):

- Aluminum/Glass Curtain Wall
- Brick
- Concrete
- Composite Insulated Panels
- Masonry
- Steel
- Wood
- Other (specify)

66b. Evidence of Structural Concerns with Support System (columns, base plates, connections, etc.)

(check all that apply):

- Structural Cracks
- Rot/Decay/Corrosion
- Other Problems
- None

66b.1 Describe Other Problems:

(No Response)

66c. Evidence of Concerns with Exterior Cladding (check all that apply):

- Cracks/Gaps
- Inadequate Flashing
- Efflorescence
- Moisture Penetration
- Rot/Decay/Corrosion
- Other Problems
- None

66c.1 Describe Other Problems:

(No Response)

66d. Overall Condition of Exterior Walls/Columns:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

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66e. Year of Last Major Reconstruction/Replacement:

1998

66f. Expected Remaining Useful Life (Years):

15

66g. Cost to Reconstruct/Replace \$:

(No Response)

66h. Comments:

(No Response)

67. Chimneys (S)

Yes

No

67a. Material (check all that apply):

Masonry

Concrete

Metal

Wood

Other

67a.1 Specify other:

(No Response)

67b. Overall Condition of Chimneys:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical failure

67c. Year of Last Major Reconstruction/Replacement:

1923

67.d Expected Remaining Useful Life (Years):

10

67e. Cost to Reconstruct/Replace \$:

(No Response)

67f. Comments:

(No Response)

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68. Parapets (S)

- Yes
- No

68a. Construction Type (check all that apply):

- Masonry
- Concrete
- Metal
- Wood
- Other (specify)

68a.1 Specify Other:

(No Response)

68b. Overall condition of parapets:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

68c. Year of Last Major Reconstruction/Replacement:

1923

68d. Expected Remaining Useful Life (Years):

10

68e. Cost to Reconstruct/Replace \$:

(No Response)

68f. Comments:

(No Response)

69. Exterior Doors

69a. Overall Condition of Exterior Door Units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

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69b. Do any exterior doors have magnetic locking devices?

- Yes
- No

69c. Safety/Security features are adequate?

- Yes
- No

69d. Year of Last Major Reconstruction/Replacement:

2007

69e. Expected Remaining Useful Life (Years):

10

69f. Cost to Reconstruct/Replace \$:

20,000.00

69g. Comments:

Replace select exterior doors.

70. Exterior Steps, Stairs, Ramps (S)

- Yes
- No

70a. Construction Type (Check all that apply)

- Concrete
- Paver
- Steel
- Wood
- Other (specify)

70b. If "other", specify here

(No Response)

70c. Overall Condition of Exterior Steps, Stairs and Ramps

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

70d. Year of Last Major Reconstruction/Replacement:

2004

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70e. Expected Remaining Useful Life (Years):

5

70f. Cost to Reconstruct/Replace \$:

100,000.00

70g. Comments:

Replace concrete stairs to building entrances.

71. Fire Escapes (S)

71a. Does This Facility Have One or More Fire Escapes?

Yes

No

72. Windows

Yes

No

72a. Window Material: (check all that apply)

Aluminum

Steel

Vinyl

Solid Wood

Wood w/ External Cladding System

Other

72a1. If "Other" please specify

(No Response)

72b. Overall Condition of Windows:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

72c. All Rescue Windows are Operable:

Yes

No

N/A

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72d. Year of Last Major Reconstruction/Replacement:

2009

72e. Expected Remaining Useful Life (Years):

10

72f. Cost to Reconstruct/Replace \$:

(No Response)

72g. Comments:

(No Response)

73. Roof and Skylights (S)

Yes

No

73a. Type of roof construction (check all that apply):

- Concrete on metal deck on metal trusses/joists
- Concrete (poured or plank) on concrete beams
- Gypsum (poured or plank) on metal trusses/joists
- Metal deck on metal trusses/joists
- Wood deck on wood trusses/joists
- Wood deck on metal trusses/joists
- Tectum on metal trusses/joists
- Other (describe below)

73a.1 Other roof construction type:

(No Response)

73b. Type of roofing material (check all that apply):

- Single-ply membrane
- Built-up
- Asphalt shingle
- Pre-formed metal
- IRMA
- Slate
- Fluid applied seamless surfacing
- Other (describe below)

73b.1 Other roofing material:

(No Response)

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73c. Evidence of structural concerns with roof support system (beams/joists/trusses, etc.) (check all that apply):

- Structural cracks
- Unsupported ends
- Rot/Decay/Corrosion
- Deflection
- Seriously damaged/missing components
- Other concerns (describe)
- None

73c.1 Describe other concerns:

(No Response)

73d. Evidence of structural concerns with roof deck (check all that apply):

- Cracks
- Deflection
- Rot/Decay/Corrosion
- None

73e. Does this facility have skylights?

- Yes
- No

73f. Skylight material (check all that apply):

- Plastic
- Glass
- Other
- N/A

73g. Overall condition of skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

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73h. Evidence of concerns with roofing, skylights, flashings, and drains (check all that apply):

- Failures/Splits/Cracks
- Rot/Decay/Corrosion
- Inadequate flashing/curbs/pitch pockets
- Inadequate or poorly functioning roof drains
- Evidence of water penetration/active leaks
- Other (specify)
- None

73h.1 Specify other concerns:

(No Response)

73i. Overall Condition of Roof and Skylights:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

73j. Year of Last Major Reconstruction/Replacement:

2015

73k. Expected Remaining Useful Life (Years):

5

73l. Cost to Reconstruct/Replace \$:

100,000.00

73m. Comments:

Replace roof over 2004 addition.

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Building Interiors

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BUILDING INTERIOR

74. Interior Bearing Walls and Fire Walls (S)

- Yes
- No

74a. Overall condition of interior bearing walls and fire walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical Failure

74b. Year of Last Major Reconstruction/Replacement:

2009

74c. Expected Remaining Useful Life (Years):

15

74d. Cost to Reconstruct/Replace \$:

(No Response)

74e. Comments:

(No Response)

74.f Regulatory

Have design professionals provided inventory of construction regulated under BCNYS Ch7, including assessment of their condition and maintenance, as required by NYSFC Ch7 and NYSPMC 703? This includes, but is not limited to:

[check each item provided to the district]

- Fire-resistance rated assemblies;
- Smoke barriers and smoke partitions;
- Penetrations, joints, voids, door
- Assessment of Ch7 regulated assembly either damaged, altered, breached, or penetrated;
- Confirmation of compliant repair or protection of Ch7 regulated assembly either damaged, altered, breached, or penetrated;
- Other:

74.f Other:

(No Response)

75. Other Interior Walls

- Yes
- No

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Building Interiors

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75a. Overall condition of other interior walls:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

75b. Year of Last Major Reconstruction/Replacement:

1923

75c. Expected Remaining Useful Life (Years):

5

75d. Cost to Reconstruct/Replace \$:

50,000.00

75e. Comments:

Replace or infill non-rated corridor glazing; miscellaneous wall repairs.

76. Carpet

- Yes
- No

76a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

76b. Condition:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

76c. Year of Last Major Reconstruction/Replacement:

2010

76d. Expected Remaining Useful Life (Years):

10

76e. Cost to Reconstruct/Replace \$:

(No Response)

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Building Interiors

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76f. Comments:

(No Response)

77. Resilient Tiles or Sheet Flooring

Yes

No

77a. Where located (check all that apply):

Classrooms

Corridors

Offices

Assembly Spaces (Auditorium, Gym, Play Room, etc.)

Other Areas

77b. Overall condition of resilient tiles or sheet flooring:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

77c. Year of Last Major Reconstruction/Replacement:

2009

77d. Expected Remaining Useful Life (Years):

5

77e. Cost to Reconstruct/Replace \$:

150,000.00

77f. Comments:

Abate and replace remaining VAT flooring, especially where cracks were observed.

78. Hard Flooring (concrete; ceramic tile; stone; etc)

Yes

No

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Building Interiors

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78a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Kitchen
- Locker Rooms/Toilet Rooms
- Other Areas

78b. Overall condition of hard flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

78c. Year of Last Major Reconstruction/Replacement:

1923

78d. Expected Remaining Useful Life (Years):

10

78e. Cost to Reconstruct/Replace \$:

(No Response)

78f. Comments:

(No Response)

79. Wood Flooring

- Yes
- No

79a. Where located (check all that apply):

- Classrooms
- Corridors
- Offices
- Assembly Spaces (Auditorium, Gym, Play Room, etc.)
- Other Areas

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Building Interiors

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79b. Overall condition of wood flooring:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

79c. Year of Last Major Reconstruction/Replacement:

2010

79d. Expected Remaining Useful Life (Years):

10

79e. Cost to Reconstruct/Replace \$:

60,000.00

79f. Comments:

Replace original wood flooring in 6 classrooms with VCT flooring.

80. Ceilings (H)

- Yes
- No

80a. Overall condition of ceilings:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

80b. Year of Last Major Reconstruction/Replacement:

2009

80c. Expected Remaining Useful Life (Years):

5

80d. Cost to Reconstruct/Replace \$:

150,000.00

80e. Comments:

Replace poor condition ACT ceilings in 15 classrooms. Replace deteriorated ACT ceiling soffits in 10 classrooms.

81. Lockers

- Yes
- No

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Building Interiors

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81a. Overall condition of lockers:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

81b. Year of Last Major Reconstruction/Replacement:

2012

81c. Expected Remaining Useful Life (Years):

10

81d. Cost to Reconstruct/Replace \$:

(No Response)

81e. Comments:

(No Response)

82. Interior Doors

- Yes
- No

82a. Overall condition of interior door units:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

82b. Overall condition of interior door hardware:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

82c. Year of Last Major Reconstruction/Replacement:

1923

82d. Expected Remaining Useful Life (Years):

5

82e. Cost to Reconstruct/Replace \$:

500,000.00

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Building Interiors

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82f. Comments:

Replace 100 original interior doors, frames and hardware.

83. Interior Stairs (H)

Yes

No

83a. Overall condition of interior stairs:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

83b. Stair material

Concrete

Steel

Wood

Other

83c. Year of Last Major Reconstruction/Replacement:

1923

83d. Expected Remaining Useful Life (Years):

10

83e. Cost to Reconstruct/Replace \$:

(No Response)

83f. Comments:

(No Response)

84. Elevator, Lift, and Escalators (H)

Yes

No

84a. Overall condition of elevators, lifts, escalators:

Excellent

Satisfactory

Unsatisfactory

Non-Functioning

Critical Failure

84b. Year of Last Major Reconstruction/Replacement:

2016

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Building Interiors

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84c. Expected Remaining Useful Life (Years):

10

84d. Cost to Reconstruct/Replace \$

(No Response)

84e. Comments:

(No Response)

85. Swimming Pool and Swimming Pool Systems (H)

Yes

No

86. Interior Bleachers

Yes

No

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HVAC Systems

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HVAC Systems

87. Heat Generating Systems (H)

- Yes
- No

87a. Heat generation source (check all that apply):

- Biomass
- Boiler / Hot Water
- Boiler / Steam
- Cogeneration Plant
- Electric
- Furnace / Forced Air
- Geothermal
- Heat Pump
- Unit Ventilation
- Other (describe below)

87a.1 Other heat generation source:

(No Response)

87b. Overall condition of heat generating systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

87c. Year of Last Major Reconstruction/Replacement:

2020

87d. Expected Remaining Useful Life (Years):

25

87e. Cost to Reconstruct/Replace \$:

(No Response)

87f. Comments:

(No Response)

88. Ventilation System (exhaust fans, etc) (H)

- Yes
- No

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HVAC Systems

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88a. Type of ventilation system (check all that apply)

<input checked="" type="checkbox"/> Natural ventilation	<input type="checkbox"/> Heat pump
<input type="checkbox"/> Central system	<input type="checkbox"/> Split system/ variable refrigerant
<input type="checkbox"/> Energy recovery ventilator	<input type="checkbox"/> Powered relief air system
<input checked="" type="checkbox"/> Rooftop units	<input type="checkbox"/> Gravity/barometric relief
<input checked="" type="checkbox"/> Unitary (UVs, FC/BC, PTAC)	<input type="checkbox"/> Other (specify)
<input type="checkbox"/> Forced air furnace	

88b. If "Other" please specify here

(No Response)

88c. Overall condition of ventilation systems

Excellent

Satisfactory

Unsatisfactory

Non-functioning

Critical Failure

88d. Year of last major reconstruction/replacement

1998

88e. Expected remaining useful life (years):

20

88f. Cost to reconstruct/replace \$:

2500000

88g. Comments

Consider installing mechanical ventilation in classrooms and gymnasium.

89. Mechanical Cooling / Air-Conditioning Systems

Yes

No

90. Piped Heating and Cooling Distribution Systems: Piping, Pumps, Radiators, Convectors, Traps, Insulation, etc.

(H)

Yes

No

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HVAC Systems

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90a. Overall condition of piped heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

90b. Year of Last Major Reconstruction/Replacement:

1998

90c. Expected Remaining Useful Life (Years):

10

90d. Cost to Reconstruct/Replace \$:

(No Response)

90e. Comments:

Replace piping insulation.

91. Ducted Heating and Cooling Distribution Systems: Ductwork, Control Dampers, Fire/Smoke Dampers, VAVs, Insulation, etc. (H)

- Yes
- No

91a. Overall condition of ducted heating and cooling distribution systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

91b. Year of Last Major Reconstruction/Replacement:

2012

91c. Expected Remaining Useful Life (Years):

15

91d. Cost to Reconstruct/Replace \$:

(No Response)

91e. Comments:

(No Response)

92. HVAC Control Systems (H)

- Yes
- No

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HVAC Systems

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92a. Type of control system

- Pneumatic
- Electric
- Digital Direct Control (DDC)
- Web based DDC

92b. Overall condition of control systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

92c. Year of Last Major Reconstruction/Replacement:

1964

92d. Expected Remaining Useful Life (Years):

10

92e. Cost to Reconstruct/Replace \$:

350,000.00

92f. Comments:

Pneumatic thermostats and control valves for cast iron radiators and cabinet heaters in the faculty offices, the nurse office, and approximately 70% of the classrooms are beyond median expected service life. Consider removing and replacing with new DDC thermostats and control valves, and tie-in to BMS. Cast iron radiators in toilet rooms and the entry vestibule did not have visible thermostats, and excessive heat was noted. Consider installing new DDC thermostats and control valves, and tie-in to BMS.

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Plumbing Systems

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PLUMBING

93. Water Supply System (H)

- Yes
- No

93a. Types of pipes (check all that apply):

- Asbestos/transite
- Copper
- Galvanized
- Iron
- Lead
- PVC/CPVC/PEX/Plastic
- Other (specify)

93b. If "Other" please specify here

(No Response)

93c. Overall condition of water supply system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

93d. Year of Last Major Reconstruction/Replacement:

1923

93e. Expected Remaining Useful Life (Years):

5

93f. Cost to Reconstruct/Replace \$:

200,000.00

93g. Comments:

Replace deteriorating piping, piping in poor condition.

94. Sanitary System (H)

- Yes
- No

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Plumbing Systems

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94a. Types of pipes (check all that apply):

- Iron
- Galvanized
- Copper
- Glass/ceramic
- PVC/CPVC/ABS/poly propylene/plastic
- Lead
- Other (specify)

94a1. If "Other" please specify

(No Response)

94b. Types of special sanitary systems (Check all that apply)

- Acid waste and vent
- Grease interceptor
- Oil separator
- Pumping station
- Sediment trap
- Septic tank
- Waste water treatment plant

94c. Overall condition of sanitary system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

94d. Year of Last Major Reconstruction/Replacement:

1923

94e. Expected Remaining Useful Life (Years):

15

94f. Cost to Reconstruct/Replace \$:

(No Response)

94g. Comments:

(No Response)

95. Storm Water Drainage System (H)

- Yes
- No

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Plumbing Systems

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95a. Types of pipes (check all that apply)

- Iron
- Galvanized
- Copper
- Lead
- Plastic
- Other

95a1. If "Other" please specify

(No Response)

95b. Overall condition of storm water drainage system

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

95c. Year of Last Major Reconstruction/Replacement

1923

95d. Expected Remaining Useful Life (Years)

10

95e. Cost to Reconstruct/Replace \$:

(No Response)

95f. Comments:

(No Response)

96. Hot Water Heaters (H)

- Yes
- No

96a. Type of fuel (check all that apply):

- Oil
- Natural Gas
- Electricity
- Propane
- Other (specify)

96b. If "Other" please specify

(No Response)

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Plumbing Systems

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96c. Overall condition of hot water heaters:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

96d. Year of Last Major Reconstruction/Replacement:

2010

96e. Expected Remaining Useful Life (Years):

15

96f. Cost to Reconstruct/Replace \$:

(No Response)

96g. Comments:

(No Response)

97. Plumbing Fixtures (H)

- Yes
- No

97a. Overall condition of plumbing fixtures (including toilets, urinals, lavatories, sinks, showers, etc):

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

97b. Year of Last Major Reconstruction/Replacement:

2020

97c. Expected Remaining Useful Life (Years):

10

97d. Cost to Reconstruct/Replace \$:

(No Response)

97e. Comments:

Renovate remaining bathrooms not renovated in 2020 capital project.

98. Water Outlets/Taps for Drinking/Cooking Purposes (H)

- Yes
- No

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Plumbing Systems

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98a. Overall condition of water outlets/taps (drinking fountains, bubblers, bottle fillers, kitchen prep, ice machines, etc).

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

98b. Year of last major reconstruction/replacement:

1923

98c. Expected remaining useful life (years):

10

98d. Cost to reconstruct/replace \$:

(No Response)

98e. Comments

(No Response)

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Fire Suppression Systems

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Fire Suppression Systems

99. Fire Suppression System (H)

- Yes
- No

100. Kitchen Hoods (H)

- Yes
- No

100a. Type of hood

- Yes- Type 1 grease and smoke
- Yes- Type 2 heat and condensation

100b. Is kitchen exhaust system appropriate for all current appliances it serves?

- Yes
- No

100c. Overall Condition of Kitchen Hoods

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

100d. Year of Last Major Reconstruction/Replacement:

2010

100e. Expected Remaining Useful Life (Years):

15

100f. Cost to Reconstruct/Replace \$:

(No Response)

100g. Comments

(No Response)

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Electrical Systems

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ELECTRICAL SYSTEMS

101. Electrical Power Distribution System (H)

- Yes
- No

101a. Electrical supply meets current needs:

- Yes
- No

101b. Condition of electrical power distribution system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-Functioning
- Critical Failure

101c. Year of last major reconstruction/replacement?

1923

101d. Expected remaining useful life (years):

5

101e. Cost to reconstruct/replace:

400,000.00

101f. Comments:

Replace MDP and all original panels and equipment throughout the building.

102. Lighting Fixtures (H)

- Yes
- No

102a. Condition of lighting figures:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

102b. Year of last major reconstruction/replacement:

2020

102c. Expected remaining useful life (years):

10

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Electrical Systems

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102d. Cost to reconstruct/replace:

(No Response)

102e. Comments

Lighting quality, lighting levels, and light fixtures are poor throughout. Some classrooms have original push button lighting switches. All light fixtures and controls need replaced. Main entrance to building is too dark.

103. Emergency/ Exit Lighting Systems (H):

Yes

No

103a. Overall condition of emergency/exit lighting systems:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

103b. Year of last major reconstruction/replacement:

2020

103c. Expected remaining useful life (years):

20

103d. Cost to reconstruct/replace:

(No Response)

103e. Comments

(No Response)

104. Emergency or standby power system (H)

Yes

No

105. Fire Alarm Systems (manual, automatic fire detection, and notification appliances) (H)

Yes

No

105a. Overall condition of fire alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

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Electrical Systems

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105b. Year of last major reconstruction/replacement:

2008

105c. Expected remaining useful life (years):

10

105d. Cost to reconstruct/replace:

(No Response)

105e. Comments

(No Response)

106. Carbon Monoxide Alarm System (H)

Yes

No

106a. Type of alarm system:

- 10-year battery stand alone alarm
- hardwired/interconnected detection and alarm
- gas detection (eg NG/CO)
- Other (specify)

106b. If "Other" please specify

(No Response)

106c. Overall condition of carbon monoxide alarm system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

106d. Year of last major reconstruction/replacement:

2008

106e. Expected remaining useful life (years):

10

106f. Cost to reconstruct/replace:

(No Response)

106g. Comments

(No Response)

107. Communication Systems (H)

Yes

No

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Electrical Systems

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107a. Type of communication system (check all that apply)

- Public Address
- Phones (VOIP)
- Phones (Cellular)
- Phones (other)
- Mass Notification
- Emergency voice communication fire alarm system
- Lockdown notification system
- Other (eg. radio) (describe below)

107b. If "Other" please describe

(No Response)

107c. Communication systems are adequate:

- Yes
- No

107d. Condition of communication system:

- Excellent
- Satisfactory
- Unsatisfactory
- Non-functioning
- Critical failure

107e. Year of last major reconstruction/replacement:

2020

107f. Expected remaining useful life:

10

107g. Cost to replace/reconstruct:

(No Response)

107h. Comments

(No Response)

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Student Transportation Facilities

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Student Transportation Facilities

108. Is this building a transportation facility

Yes

No

109. Does this facility have a fuel dispensing system?

Yes

No

110. Does this facility have vehicle lifts

Yes

No

111. Does this facility have a bus wash system?

Yes

No

2022 BUILDING CONDITION SURVEY - 2022 - Washington Irving

Accessibility

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ACCESSIBILITY

112. Exterior Accessible Route to Building (H)

People with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities. This route must include handicapped parking, curb cuts, ramps, and automatic door operators as necessary to enter the building.

Is there an accessible exterior route as specified above?

- Yes
- No

112a. Features provided for exterior accessible route (check all that apply)

- Curb ramps
- Exterior ramps
- Handicap parking

112b. Cost of improvements needed to provide exterior accessible route to building \$:

(No Response)

112c. Comment

(No Response)

113. Is there an exterior accessible route to recreational facilities?

- Yes
- No

113a. Cost of improvements to provide exterior accessible route(s) to recreational facilities \$:

(No Response)

113b. Comments

(No Response)

114. Exterior recreational facilities that are on an accessible route and meet accessibility standards (check all that apply)

- Playground and play equipment
- Playfield(s)
- Athletic Field(s)
- Exterior Bleachers
- Bathroom Facilities
- Concession Stand

114a. Cost of improvements to provide exterior accessible recreational facilities \$:

(No Response)

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Accessibility

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114b. Comments

(No Response)

115. Interior Accessible Route, Access to Goods and Services, and Restroom Facilities (H)

The layout of the building should allow people with disabilities to obtain materials or services and use the facilities without assistance. This should include access to general purpose and specialized classrooms, public assembly spaces (such as libraries, gymnasiums, auditoriums), nurse's office, main office, and restroom facilities. Services include drinking fountains, telephones, and other amenities.

Is there an interior accessible interior route as specified above?

Yes

No

115a. Cost of improvements needed to provide interior accessible route(s) as specified above \$:

(No Response)

115b. Comments

(No Response)

116. Does this facility have interior spaces that meet accessibility standards (check all that apply)

Classrooms

Labs (science, art, technology, etc)

Shops

Main Office

Health Office

Gymnasium

Cafeteria

Auditorium

Stage

Restrooms on each floor

116a. Cost of improvements to provide interior spaces that meet accessibility standards \$:

(No Response)

116b. Comments

(No Response)

2022 BUILDING CONDITION SURVEY - 2022 - Washington Irving

Environment/Comfort/Health

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ENVIRONMENT/COMFORT/HEALTH

117. General Appearance

117a. Overall Rating:

- Good
- Fair
- Poor

117b. Comments:

(No Response)

118. Cleanliness (H)

118a. Overall Rating:

- Good
- Fair
- Poor

118b. Comments:

(No Response)

119. Are there walk off mats; grills in the entryway?

- Yes
- No

119a. If yes: at least 6 feet long?

- Yes
- No

120. Is there noise in classrooms from HVAC units, traffic, etc. that may impact education? (H)

- Yes
- No

121. Lighting Quality (H):

121a. Types of lighting in general purpose classrooms (check all that apply):

- Daylight (natural)
- Not full spectrum
- Full spectrum
- LED
- Flourescent
- Other (describe)

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Environment/Comfort/Health

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121b. Are there blinds in the classroom to prevent glare?

- Yes
- No

121c. Overall Rating:

- Good
- Fair
- Poor

121d. Comments:

(No Response)

122. Evidence of Vermin (H)

122a. Is there evidence of active infestations of...(check all that apply)?

- Rodents
- Wood-boring or Wood-eating Insects
- Cockroaches
- Other Vermin
- None

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Indoor Air Quality

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Indoor Air Quality

123. Mold (H)

123a. Is there visible mold or moldy odors?

- Yes
- No

123b. Are any surfaces constructed of any of the following materials?

- Paper-faced or gypsum products
- Cellulose products (typically ceiling tiles)
- Not Applicable

123c. Is there evidence of water intrusion?

- Yes
- No

123d. Estimated cost of necessary improvements \$:

(No Response)

123e. Comments:

(No Response)

124. Humidity/Moisture (H)

124a. Overall rating of humidity/moisture condition in building:

- Good
- Fair
- Poor

124b. Are any of the following found in/or around classroom areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

124c. Are any of the following found in/or around other areas (check all that apply)?

- Active leaks in roof
- Active leaks in plumbing
- Moisture condensation
- Visible stains or water damage
- None

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Indoor Air Quality

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125. Ventilation: fresh air intake locations, air filters, etc. (H)

125a. Are fresh air intakes near the bus loading, truck delivery, or garbage storage/disposal areas?

- Yes
- No

125b. Is there accumulated dirt, dust or debris around fresh air intakes?

- Yes
- No

125c. Are fresh air intakes free of blockage?

- Yes
- No

125d. Is accumulated dirt, dust or debris in ductwork?

- Yes
- No

125e. Are dampers functioning as designed?

- Yes
- No

125f. Condition of air filters:

- Good
- Fair
- Poor

125g. Outside air is adequate for occupant load:

- Yes
- No

125h. Rating of ventilation/indoor air quality:

- Good
- Fair
- Poor

125i. Comments:

(No Response)

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Indoor Air Quality

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126. Indoor Air Quality (IAQ) Plan (H)

126a. Does the school district use EPA's *Tools for Schools* program?

- Yes
- No

126b. If No, is some other IAQ management plan used?

- Yes
- No

126c. Has the District assigned IAQ responsibilities to a designated individual?

- Yes
- No

126c.1 If Yes, what is their job title?

Director of Facilities

127. Does the school practice Integrated Pest Management (IPM)? (H)

- Yes
- No

127a. Is vegetation kept one foot away from the building?

- Yes
- No

127b. Are crevices and holes in walls, floors and pavement sealed or eliminated?

- Yes
- No

127c. Is there a certified pesticide applicator on staff?

- Yes
- No

127d. Are pesticides used in the building?

- Yes
- No

127d.1 If Yes, how are they typically applied?

- Spot treatment
- Area wide treatments

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Indoor Air Quality

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127e. Are pesticides used on the grounds?

- Yes
- No

127e.1 If Yes, was an emergency exemption granted by the Board of Education?

- Yes
- No

128. Does the school have a passive radon mitigation system installed (was built with radon resistant features)?

(H)

- Yes
- No

128a. Has the facility been tested for the presence of radon?

- Yes
- No

128b. Were any of the results of the test greater than or equal to 4 picocuries per liter (pCi/L)?

- Yes
- No

128c. If Yes, did the school take steps to mitigate the elevated radon levels?

- Yes, active mitigation system installed
- Yes, passive mitigation system made active
- Yes, ventilation controls (HVAC) adjusted
- Yes, other (describe)
- No action taken

128c.1 Describe other actions taken to mitigate elevated radon levels:

(No Response)

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Emergency Shelter

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Emergency Shelter

129. Does this building serve as an emergency shelter?

Yes

No