

2007-8 Annual Visual Inspection

1. School District: Lindenhurst 2. SED Control #: 5801040300000007
3. Building Name: William Rall Elementary 4. SED District #: 58010403
5. Survey Inspect. Date: 8/22/2007 6. Building 911 Address: 761 N. Wellwood Avenue
7. City: Lindenhurst 8. Zip: 11757 9.&10. C/O Status: CURRENT 08/01/08

Building Age and Gross Square Footage

11. Yr. Original Building: 1953 12. Gross Sq.FT as Configured: 53000
13. Number of Floors: 2

Building Ownership and Occupancy Status

14. Building Use Status (Disposition as of 10/01/07): a.Occupied
15. Building Ownership: a.Owned
16. Purposes Building is Currently Used?:
 Student Instructional Purposes Other Purposes: _____
 District Administration Used by Other Organizations

Building Users

17. Students registered to receive instruction in this building as of 10/1/07: 593
18. Of these, how many receive most of their instruction in:
Permanent Instructional Spaces: 593 Temporary Instructional Spaces: 0
Non-instructional Spaces used as Instructional Spaces: 0
 Cafeteria Library Storage Space
 Gym Lobby Other (Describe): _____
 Admin. Spaces Stairwell

19. Grades Housed: PRE-K-5 20. Days Building Closed for '06-'07: 0
 21. Building used for instructional purposes in the summer?
 22. Renovations or construction during past 12 months?

Program Spaces

23. Number of General Purpose Classrooms: 34
24. Gross Sq. FT of all Gen. Purpose Classrooms: 30600

25. Other Spaces Provided:

- N/A
- Admin
- Art
- Audio Visual
- Auditorium
- Cafeteria
- Computer Room
- Guidance
- Gym
- Health Suite
- Home & Careers
- Kitchen
- Lg. Grp. Instruction
- Library
- Multipurpose Rooms
- Music
- Pre-K
- Remedial Rooms
- Resource Rooms
- Science Labs
- Special Ed.
- Swimming Pool
- Teacher Resource
- Tech / Shop
- Other (Describe): _____

Space Adequacy

26. Rating of Space Adequacy: Good
27. Estimated capital construction expenses anticipated through 2012-2013 (exclude maintenance): \$1,716,000
28. Overall building rating: S
29. Was overall building rating established after consulting with H&S committee?:
30. A/E Firm Name: ECG Engineering, LLC
31. A/E Firm Address: 22 Lawrence Ave, Suite 300, Smithtown
34. A/E Name: Lloyd Howell, PE
32. A/E Firm Phone: 631-360-0006
33. A/E Firm Email: info@ecgengineers.com
35. A/E License #: 16 52949

Space Utilities

Water:

- 36a. Type of service: Municipal 36b. Condition: Satisfactory
- 36c. Year of last reconstruct/replace: 2002 36d. Rem. useful life (yrs.): 0006
- 36e. Cost to reconstruct/replace: \$0.00 36f. Comments: _____

Site Sanitary:

- 37a. Type of service: Municipal 37b. Condition: Satisfactory
- 37c. Year of last reconstruct/replace: 1964 37d. Rem. useful life (yrs.): 0007
- 37e. Cost to reconstruct/replace: \$0.00 37f. Comments: _____

Site Gas:

- 38a. Does building have gas service or liquid petroleum gas?: 38b. Condition: Satisfactory
- 38c. Year of last reconstruct/replace: 1964 38d. Rem. useful life (yrs.): 0006
- 38e. Cost to reconstruct/replace: \$0.00 38f. Comments: _____

Site Fuel Oil:

- 39a. Type of service: Fuel Tanks
- 39b1. # Above gnd: 0 39b1. Capacity (gal): 0
- 39b2. # Below gnd: 1 39b2. Capacity (gal): 10000
- 39c. Condition: Satisfactory 39d. Year of last reconstruct/replace: 1990
- 39d. Rem. useful life (yrs.): 0006 39e. Cost to reconstruct/replace: \$0.00
- 39f. Comments: _____

Site Storm Drainage:

40a. Quality of drainage: Fair

40b. Cost to reconstruct/replace: \$0.00

40c. Comments: _____

Site Electrical, incl. Exterior Dist.:

41a. Utility Provide Self Generate Other 41b. Type of service: Below Ground

41c. Condition: Satisfactory 41d. Year of last reconstruct/replace: 2000

41e. Rem. useful life (yrs.): 0007 41f. Cost to reconstruct/replace: \$100,000.00

41g. Comments: Install 10KW Solar Panel System

Other Site Features

Pavement (Roadways / Parking Lots):

42a. Concrete Asphalt Gravel Other None

42b. Condition: Satisfactory 42c. Year of last reconstruct/replace: 2005

42d. Rem. useful life (yrs.): 0008 42e. Cost to reconstruct/replace: \$0.00

42f. Comments: _____

Sidewalks:

43a. Concrete Asphalt Other

43b. Condition: Satisfactory 43c. Year of last reconstruct/replace: 2002

43d. Rem. useful life (yrs.): 0009 43e. Cost to reconstruct/replace: \$0.00

43f. Comments: _____

Playgrounds and Equipment:

44a. Condition: Satisfactory 44b. Year of last reconstruct/replace: 2000

44c. Rem. useful life (yrs.): 0006 44d. Cost to reconstruct/replace: \$50,000.00

44e. Comments: Resurface gravel area

Athletic Fields, Play Fields and Related Structures:

45a. Condition: Satisfactory 45b. Year of last reconstruct/replace: 1964

45c. Rem. useful life (yrs.): 0002 45d. Cost to reconstruct/replace: \$450,000.00

45e. Comments: Replace backstops/benches/bleachers/fences/regrade

Substructure

46a. Reinforced concrete Masonry on concrete footing Other

46b. Evidence of structural concerns:

46b1. Structural cracks 46b2. Heaving/Jacking 46b3. Decay/Corrosion

46b4. Water penetration 46b5. Unsupported areas 46b6. Other

46c. Condition: Satisfactory 46d. Year of last reconstruct/replace: 1952

46e. Rem. useful life (yrs.): 0013 46f. Cost to reconstruct/replace: \$0.00

46g. Comments: Crawlspace not accessible

Building Envelope

Structural Floors:

- 47a1. Reinforced Concrete slab on Grade 47a4. Wood Deck on Wood Trusses
- 47a2. Concrete/Metal Deck/Metal Joist 47a5. Wood Deck on Wood Joists
- 47a3. Precast Concrete Structural System 47a6. Concrete Deck on Wood Structure
- 47a7. Other: _____

47b. Evidence of structural concerns with Beams/Joists/Trusses/Etc.:

- 47b1. Structural cracks 47b4. Deflection
- 47b2. Unsupported End 47b5. Seriously Damaged/Missing Components
- 47b3. Rot/Decay/Corrosion 47b6. Other Problems: _____

47c. Evidence of structural concerns with structural floor deck:

- 47c1. Cracks 47c2. Deflection 47c3. Rot/Decay/Corrosion

47d. Condition: Satisfactory 47e. Year of last reconstruct/replace: 1964

47f. Rem. useful life (yrs.): 0013 47g. Cost to reconstruct/replace: \$0.00

47h. Comments: _____

Exterior Walls / Columns:

- 48a. Concrete Masonry Steel Wood Other

48b. Evidence of structural concerns with Columns/Base Plates/Connections/Etc.:

- 48b1. Structural cracks 48b2. Rot/Decay/Corrosion 48b3. Other Problems: _____

48c. Evidence of concerns with Exterior Cladding:

- 48c1. Cracks/Gaps 48c4. Moisture Penetration
- 48c2. Inadequate Flashing 48c5. Rot/Decay/Corrosion
- 48c3. Efflorescence 48c6. Other Problems: _____

48d. Condition: Satisfactory 48e. Year of last reconstruct/replace: 1964

48f. Rem. useful life (yrs.): 0013 48g. Cost to reconstruct/replace: \$0.00

48h. Comments: _____

Chimneys:

- 49a. Masonry Concrete Metal Other N/A

49b. Condition: Satisfactory 49c. Year of last reconstruct/replace: 1952

49d. Rem. useful life (yrs.): 0008 49e. Cost to reconstruct/replace: \$0.00

49f. Comments: Should have rain cap

Parapets:

- 50a. Masonry Concrete Metal Other N/A

50b. Condition: _____ 50c. Year of last reconstruct/replace: _____

50d. Rem. useful life (yrs.): _____ 50e. Cost to reconstruct/replace: \$0.00

50f. Comments: _____

Exterior Doors:

51a. Condition of Exterior Doors: Satisfactory 51b. Condition of Ext. Door Hdw: Satisfactory
 51c. Exit doors have magnetic locking devices? 51d. Safety/Security features are adequate?: Yes
51e. Year of last reconstruct/replace: 2007 51f. Rem. useful life (yrs.): 0015
51g. Cost to reconstruct/replace: \$0.00 51h. Comments: _____

Exterior Steps, Stairs, and Ramps:

52a. Condition: Satisfactory 52b. Year of last reconstruct/replace: 1964
52c. Rem. useful life (yrs.): 0008 52d. Cost to reconstruct/replace: \$0.00
52e. Comments: _____

Fire Escapes:

53a. Does the building have 1 or more fire escapes 53b. Condition: N/A
 53c. Safety features are adequate? 53d. Year of last reconstruct/replace: _____
53e. Rem. useful life (yrs.): _____ 53f. Cost to reconstruct/replace: \$0.00
53g. Comments: _____

Windows:

54a. Aluminum Steel Vinyl Solid Wood Wood w/ Ext. Cladding Other
54b. Condition: Satisfactory 54c. All rescue windows are operable?: Yes
54d. Year of last reconstruct/replace: 1999 54e. Rem. useful life (yrs.): 0002
54f. Cost to reconstruct/replace: \$285,000.00 54g. Comments: Replace 1953 wing & blinds

Roof & Skylights:

55a. Type of roof construction:
 55a1. Metal deck on metal trusses / joists 55a4. Concrete on metal deck on metal trusses / joist
 55a2. Wood deck on wood trusses / joists 55a5. Other: _____
 55a3. Wood deck on metal trusses / joists
55b. Type of roofing material:
 55b1. Single ply membrane 55b4. Pre-formed metal 55b7. Other: _____
 55b2. Built-up 55b5. IRMA
 55b3. Asphalt single 55b6. Slate
55c. Evidence of structural concerns with beams/joists/trusses/etc.:
 55c1. Structural cracks 55c4. Deflection
 55c2. Unsupported ends 55c5. Seriously damaged / missing components
 55c3. Rot/Decay/Corrosion 55c6. Other Problems: _____
55d. Evidence of structural concerns with structural floor deck:
 55d1. Cracks 55d2. Deflection 55d3. Rot/Decay/Corrosion
 55e. Does the building have skylights?
55f. If yes, what material are the skylights made of?: _____
55g. Condition: _____

55h. Evidence of concerns with roofing, skylights, flashing and drains:

55h1. Failures/Splits/Cracks?: No 55h4. Poorly func. roof drains?: No
55h2. Rot/Decay/Corrosion?: No 55h5. Evidence of water pen.?: Yes
55h3. Inad. Flashing/curbs/pitch?: No 55h6. Other Concerns: No

55i. Condition: Satisfactory 55j. Year of last reconstruct/replace: 2000
55k. Rem. useful life (yrs.): 0013 55l. Cost to reconstruct/replace: \$0.00
55m. Comments: _____

Interior Spaces

Interior Bearing Walls & Fire Walls:

56a. Condition: Satisfactory 56b. Year of last reconstruct/replace: 1964
56c. Rem. useful life (yrs.): 0013 56d. Cost to reconstruct/replace: \$0.00
56e. Comments: Minor settling in 53 wing

Other Interior Walls:

57a. Condition: Satisfactory 57b. Year of last reconstruct/replace: 1964
57c. Rem. useful life (yrs.): 0013 57d. Cost to reconstruct/replace: \$0.00
57e. Comments: Some minor cracks

Floor Finishes:

58a. Type of floor finishes in instructional spaces:

- | | |
|---|--|
| <input type="checkbox"/> 58a1. Carpet | <input type="checkbox"/> 58a4. Hard flooring |
| <input checked="" type="checkbox"/> 58a2. Resilient tiles or sheet flooring | <input type="checkbox"/> 58a5. Other |
| <input checked="" type="checkbox"/> 58a3. Wood | <input type="checkbox"/> 58a6. N/A |

58b. Type of floor finishes in common areas:

- | | |
|---|---|
| <input type="checkbox"/> 58b1. Carpet | <input checked="" type="checkbox"/> 58b4. Hard flooring |
| <input checked="" type="checkbox"/> 58b2. Resilient tiles or sheet flooring | <input type="checkbox"/> 58b5. Other |
| <input type="checkbox"/> 58b3. Wood | <input type="checkbox"/> 58b6. N/A |

58c. Condition: Satisfactory 58d. Year of last reconstruct/replace: 2005
58e. Rem. useful life (yrs.): 0008 58f. Cost to reconstruct/replace: \$0.00
58g. Comments: _____

Ceilings:

59a. Condition: Satisfactory 59b. Year of last reconstruct/replace: 1999
59c. Rem. useful life (yrs.): 0004 59d. Cost to reconstruct/replace: \$0.00
59e. Comments: _____

Other Interior Walls/Lockers:

60a. Condition of Wall Units: Satisfactory 60b. Year of last reconstruct/replace: 1964
60c. Rem. useful life (yrs.): 0008 60d. Cost to reconstruct/replace: \$0.00
60e. Comments: _____

Interior Doors:

61a. Condition of int. door units: Satisfactory 61b. Condition of int. door hardware: Satisfactory
61c. Year of last reconstruct/replace: 2000 61d. Rem. useful life (yrs.): 0006
61e. Cost to reconstruct/replace: \$25,000.00 61f. Comments: Replace as required

Interior Stairs:

62a. Condition: Satisfactory 62b. Year of last reconstruct/replace: 1964
62c. Rem. useful life (yrs.): 0013 62d. Cost to reconstruct/replace: \$0.00
62e. Comments: _____

Elevators, Lifts and Escalators:

63a. Condition: Satisfactory 63b. Year of last reconstruct/replace: 2000
63c. Rem. useful life (yrs.): 0013 63d. Cost to reconstruct/replace: \$0.00
63e. Comments: _____

Interior Electrical Dist.:

Interior electrical supply meets current needs?

64b. Condition: Satisfactory 64c. Year of last reconstruct/replace: 2006
64d. Rem. useful life (yrs.): 0009 64e. Cost to reconstruct/replace: \$250,000.00
64f. Comments: Upgrade transformers

Lighting Fixtures:

65a. Condition: Satisfactory 65b. Year of last reconstruct/replace: 2005
65c. Rem. useful life (yrs.): 0008 65d. Cost to reconstruct/replace: \$0.00
65e. Comments: _____

Communication Systems:

66a. Systems adequate?: No
66b. Condition: Excellent 66c. Year of last reconstruct/replace: 2007
66d. Rem. useful life (yrs.): 0010 66e. Cost to reconstruct/replace: \$0.00
66f. Comments: _____

Swimming Pool and Systems:

67a. Condition: N/A 67b. Year of last reconstruct/replace: _____
67c. Rem. useful life (yrs.): _____ 67d. Cost to reconstruct/replace: \$0.00
67e. Comments: _____

Plumbing (Excluding HVAC)

Water Dist. Systems:

68a. Iron Galvanized Copper Lead PVC Other N/A
68b. Condition: Satisfactory 68c. Year of last reconstruct/replace: 1964
68d. Rem. useful life (yrs.): 0008 68e. Cost to reconstruct/replace: \$0.00
68f. Comments: _____

Plumbing Drainage System:

69a. Iron Galvanized Copper Lead PVC Other N/A

69b. Condition: Satisfactory 69c. Year of last reconstruct/replace: 2002

69d. Rem. useful life (yrs.): 0006 69e. Cost to reconstruct/replace: \$0.00

69f. Comments: _____

Hot Water Heaters:

70a. Oil Natural Gas Electricity Other N/A

70b. Condition: Satisfactory 70c. Year of last reconstruct/replace: 1988

70d. Rem. useful life (yrs.): 0002 70e. Cost to reconstruct/replace: \$7,000.00

70f. Comments: Replace & add in kitchen

Plumbing Fixtures:

71a. Condition: Satisfactory 71b. Year of last reconstruct/replace: 2001

71c. Rem. useful life (yrs.): 0008 71d. Cost to reconstruct/replace: \$0.00

71e. Comments: _____

HVAC Systems

HVAC System Type:

72a. Central HVAC system?

72b. Constant Volume Variable Air Volume DualDuct / Multizone Other

Heat Generating Systems:

73a. Boiler / Hot Water Boiler / Steam Furnace / Forced Air Other

73b. Condition: Satisfactory 73c. Year of last reconstruct/replace: 2005

73d. Rem. useful life (yrs.): 0008 73e. Cost to reconstruct/replace: \$0.00

73f. Comments: _____

Heating Fuel / Energy Systems:

74a. Condition: Satisfactory 74b. Year of last reconstruct/replace: 1995

74c. Rem. useful life (yrs.): 0006 74d. Cost to reconstruct/replace: \$0.00

74e. Comments: _____

Cooling / AC Generating Systems:

75a. Condition: N/A 75b. Year of last reconstruct/replace: _____

75c. Rem. useful life (yrs.): _____ 75d. Cost to reconstruct/replace: \$0.00

75e. Comments: _____

Air Handling and Ventilation Equipment:

76a. Condition: Satisfactory 76b. Year of last reconstruct/replace: 2000

76c. Rem. useful life (yrs.): 0005 76d. Cost to reconstruct/replace: \$454,000.00

76e. Comments: Replace/add univents & equip w/HEPA filters

Piped Heating and Cooling Dist. Systems:

77a. Condition: Satisfactory 77b. Year of last reconstruct/replace: 2006

77c. Rem. useful life (yrs.): 0009 77d. Cost to reconstruct/replace: \$0.00

77e. Comments: _____

Ducted Heating and Cooling Dist. Systems:

78a. Condition: Satisfactory 78b. Year of last reconstruct/replace: 2000

78c. Rem. useful life (yrs.): 0008 78d. Cost to reconstruct/replace: \$20,000.00

78e. Comments: Duct cleaning

HVAC Control Systems:

79a. Condition: Satisfactory 79b. Year of last reconstruct/replace: 1999

79c. Rem. useful life (yrs.): 0006 79d. Cost to reconstruct/replace: \$0.00

79e. Comments: _____

Fire Safety Systems

Fire Alarm Systems:

80a. Condition: Satisfactory 80b. Year of last reconstruct/replace: 2000

80c. Rem. useful life (yrs.): 0006 80d. Cost to reconstruct/replace: \$75,000.00

80e. Comments: Upgrade for ADA

Smoke Detection Systems:

81a. Condition: Satisfactory 81b. Year of last reconstruct/replace: 2000

81c. Rem. useful life (yrs.): 0006 81d. Cost to reconstruct/replace: \$0.00

81e. Comments: _____

Fire Supression Systems:

82a. Condition: N/A 82b. Year of last reconstruct/replace: _____

82c. Rem. useful life (yrs.): _____ 82d. Cost to reconstruct/replace: \$0.00

82e. Comments: _____

Emergency Lighting Systems:

83a. Condition: Satisfactory 83b. Year of last reconstruct/replace: 2001

83c. Rem. useful life (yrs.): 0007 83d. Cost to reconstruct/replace: \$0.00

83e. Comments: _____

Emergency Standby Power Systems:

84a. Building has an emergency or standby power system

84b. Condition: N/A 84c. Year of last reconstruct/replace: _____

84d. Rem. useful life (yrs.): _____ 84e. Cost to reconstruct/replace: \$0.00

84f. Comments: _____

Accessibility

85. Is there an accessible exterior route for persons with disabilities?

86. Is there an accessible interior route for persons with disabilities for goods/services & restrooms?

87a. Cost of Improvements to provide accessible interior and exterior routes: \$0.00

87b. Comments: _____

Environmental / Comfort / Health

88a. General appearance: Good

88b. Comments: _____

89a. Cleanliness: Good

88b. Comments: _____

90a. Acoustics: Good

90b. Comments: _____

91a. Types of lighting in general purpose classrooms:

- 91a1. Daylight 91a4. Incandescent
- 91a2. Fluorescent- NOT Full Spectrum 91a5. Other
- 91a3. Fluorescent- Full Spectrum 91a6. N/A

91b. Overall rating: Good

91c. Comments: _____

92. Is there evidence of active infestations of:

- 92a. Rodents 92b. Wood Boring/Eating Insects 92c. Cockroaches 92d. Other Vermin

Indoor Air Quality

93. Is mold visible in or around the following areas?

- 93a1. Classrooms: No 93a4. Other areas: No
- 93a2. Common areas: No 93a4. Specify: _____
- 93a3. Supply/Return grills: No
- 93b. Est. cost for improvements: \$0.00 93c. Comments: _____

94. Humidity/moisture- Are any of the following found in or around these areas?

- | | 94a. In Classrooms | 94b. In Other Areas |
|-------------------------------|--------------------|---------------------|
| 94ab1. Visible water damage: | <u>Yes</u> | <u>No</u> |
| 94ab2. Active leaks in roof: | <u>Yes</u> | <u>No</u> |
| 94ab3. Active plumbing leaks: | <u>No</u> | <u>No</u> |
| 94ab4. Moisture/Condensation: | <u>No</u> | <u>No</u> |

94c. Rating of humidity/moisture condition in building: Fair

95. Ventilation: Are there fresh air intakes near the following?

- 95a1. Near bus loading area: No
- 95a2. Truck delivery areas: No
- 95a3. Near garbage disposal areas: No

95b. Accumulated dirt, dust, debris around fresh air intakes?: No

95c. Fresh air intakes free of blockage?: Yes

95d. Accumulated dirt, dust, debris in ductwork?: Yes

95e. Dampers functioning as designed?: Yes

95f. Condition of air filters: N/A

95g. Outside air is adequate for occupant load: Unable to Determine

95h. Rating of ventilation/indoor air quality: Unable to Determine

95i. Comments: _____

Indoor Air Quality Plan

96a. Does the school district use EPA's Tools for Schools Program? Yes

96b. If not, is some other IAQ management plan used? _____

American Red Cross

97a. Is there a written agreement with the American Red Cross for the use of this building as an emergency shelter? No

97b. Does this building have an emergency generator to support sheltering operations? (lights, HVAC, etc.)? No

Contacts

99. District Director of Facilities: John Drenckhahn

100. Director Phone Number: 631-226-6442

101. Health & Safety Comm. Member: Robert Cozzetto

102. H&S Comm. Member Number: 631-884-0382

103. Code Enf. Official: Lou Mira

104. Registry Number: 1195-0587B