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1.0 Authors

Jim Bélisle, B.Arch. M.Arch. MLA
After graduating from McGill University with a Bachelor of Architecture in 1967, Mr. Bélisle went to the University of California at Berkeley to complete a Master of Architecture (M.Arch.) and a Master of Landscape Architecture (MLA). He has lived in Toronto since 1970 and taught at the University of Toronto and the University of Waterloo. He is senior partner of James Bélisle Architect and Bélisle/Murray, Landscape Architects.

Jerry Englar, BLA, MLA
Upon completion of a Bachelor of Landscape Architecture degree from Michigan State University, Mr. Englar went to the Harvard Graduate School of Design to complete a Master of Landscape Architecture degree. He taught drawing and design at the University of Toronto for 23 years as a tenured professor, and was senior partner in Englar Harrington Leonard, Landscape Architects. He is currently completing a painting of the historic main street of Centre Island. He also devotes much of his time to worthwhile environmental projects.

Jimmy Jones
Mr. Jones is a long time Island resident whose children and grandchildren have attended the Toronto Island School. Mr. Jones was also a student and in later years became the school’s Chief Caretaker for 17 years. This made him an invaluable member of the team as he knew every nook and cranny of the main- and outbuildings. He was also intimately knowledgeable about its condition and helped to measure the actual buildings.

Linda Wilson
Ms. Wilson graduated as a top scholar in her graduating class at the Toronto Island Public School. Today, she is the mother of four, all of whom have attended IPS, and has worked as the school’s parent worker for 14 years. She feels strongly about the 3 R’s taught to the students (Reduce, Re-use and Recycle), and feels that the re-use of the old school facilities sets an excellent example for the students.
2.0 Summary:

Based upon the recent architectural inspection, the building is generally in good condition. The architectural inspection group were very clear in their opinion that the collection of buildings offered terrific potential for use. Because the future of the building as a school, has been under discussion for a long period of time, the normal maintenance issues have accumulated and created several problems and a perception that the building is in poor condition. The repairs that have been done in recent years have been serviceable but not beautiful. Hence there is an appearance of deterioration and disorder. Although the building is no longer viable as a public school for children, it has fantastic potential for adult art, science and environmental activities for the greater Toronto area.

As to be expected of a building in these circumstances, some repairs are necessary. The following is a summary list of the suggested repairs:

**Suggested Immediate Repairs:**

2.1 Asphalt shingles on the pitched roofs should be repaired or replaced.

2.2 Water ponding on the kitchen/common room roof should be rectified.

2.3 Openings in the building envelope should be closed; cracked windows, damaged siding, damaged flashing and holes in the skirting should be repaired.

2.4 The damaged floor framing in the 1909 section should be repaired.
Suggested Long Term Repairs:

2.5 Double glazing in the form of additional storm windows, or new double-glazed window units should be installed to reduce heat loss.

2.6 The exterior wood siding and trim should be scraped, painted and recaulked. The brick walls around the boiler room should be repointed.

The revitalization of this building would be particularly in keeping with the City of Toronto’s slogan of “Reduce (waste), Reuse & Recycle”. In particular, the Reducing (waste), Reusing & Recycling of the Island school building is an opportunity to demonstrate major principles of the school’s curriculum to students of the new school and the greater Toronto community.

“What you see depends on where you stand when you look”

Lao-tsu (c. 604-c.531 B.C.)
3.0 Introduction

Scope of Work

The authors were asked by the Gibraltar Point Centre for the Arts to undertake a visual inspection survey of the architectural elements of the existing Island Public & Natural Science School located on Hanlan’s Point, Toronto Island, in the City of Toronto. We understand that other aspects of the building, including structural, electrical and mechanical are being reviewed by others and are not part of our work.

The inspection was done by Jim Belisle, Jerry Englar, Jimmy Jones and Linda Wilson on February 3rd, 4th, 5th and 6th, 1999.

The objective of the inspection was to determine in a general way, the condition of the elevations, the roof, the interior rooms and the outbuildings. The inspection was visual only and no surface materials were removed to view underlying conditions of roofs, walls, ceilings or floors.

There were no architectural drawings of the building available for our review other than sketch plans available, on site, and included in this report. Therefore, any descriptions of the building are based upon our observations made during this inspection. All observations were visual. No laboratory tests were done to evaluate the building materials.

The authors inspected the main school building and the outbuildings including the portable classrooms.

Limits of Liability

The inspection was a visual overview of the main building and outbuildings. The intent of the inspection was to determine areas of obvious deterioration of the architectural building fabric and the need for repair. In general, the intent was to review the overall
quality of the building. This inspection was not intended to establish the quality or sufficiency of any particular aspect of the building fabric. Our comments are not a guarantee or warranty of any aspect of the condition of the building, whatsoever.

This report is intended to provide the client with a general description of the architectural fabric of the building and to comment on their general condition which may be apparent at the time of our inspection. The Architect did not perform any calculations or tests to confirm the adequacy of the building elements.

This report has been prepared for the exclusive use of the Client. The contents of this report may not be quoted in whole or in part or distributed to any person or entity other than by the Client.

The authors, Jim Belisle, Jerry Englar, Jimmy Jones and Linda Wilson accept no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Jim Belisle, Jerry Englar, Jimmy Jones and Linda Wilson prepared this report on a volunteer basis, independent of any of their employers.
Island School Building Inspection

Exterior elevation name: East Elevation
Exterior elevation number: E1

Wood siding, 6” cove
Fair
Cracking & peeling
Poor
Wood trim
windows need painting & caulking
one screen frame damaged
No flashing above window
Wood soffit & exposed shaped rafter tails
good condition
Wood fascia / good condition
paint cracked & peeling
Eaves trough damaged
foundation skirting damaged

ELEVATION

Date: Feb 6/99
Examined by: JB,JE
Island School Building Inspection

Exterior elevation name: Front / North Elevation
Exterior elevation number: E2

Date: Feb 6/99
Examined by: JB, JE

Exterior siding type: Wood siding, 6" cove
Exterior siding condition: Siding condition good
window frame damaged
Exterior paint condition: Fair, except windows
paint on window assembly cracked & peeling
Exterior caulking condition: Fair
Exterior trim type/condition: Wood
condition good
except large window trim damaged
Exterior wall flashing: Damaged flashing over window
Exterior soffit type/condition: Exposed shaped rafter tails
good condition
Exterior fascia type/condition: Wood fascia / good condition
Notes: Eaves trough in good condition
Skirting damaged with gaps
Island School Building Inspection

Exterior elevation name: Deck / North Elevation
Exterior elevation number: E3

Date: Feb 6/99
Examined by: JB, JE

Exterior siding type: Wood siding, 6” cove
Exterior siding condition: Good
6'-0" damaged at deck level west door
Exterior paint condition: Fair
                   cracked & peeling
Exterior caulking condition: Good
Exterior trim type/condition: Wood
                        good condition
Exterior wall flashing: Need flashing over sliding door assembly
Exterior soffit type/condition: Exposed shaped rafter tails
                               excellent condition
Exterior fascia type/condition: Wood fascia / fair condition
Notes: Extra long roofing nails exposed
       wasp nests painted into siding
       deck railing & posts damaged
Island School Building Inspection

Exterior elevation name: Classroom / North Elev.  Date: Feb 6/99
Exterior elevation number: E4  Examined by: JB,JE

Exterior siding type:  Wood siding, 6" cove
Exterior siding condition:  Fair
Exterior paint condition:  Poor
  peeling & exposed wood
Exterior caulking condition:  Poor
  siding caulking damaged
Exterior trim type/condition:  Wood trim / damaged
  around windows
Exterior wall flashing:  Flashing damaged
  at skirt and window head
Exterior fascia type/condition:  Wood fascia / damaged condition

Notes:  Skirt damaged
  Exit #2 steps & ramp #2 / good condition
Island School Building Inspection

EXTerior elevation name: Library / North Elevation  Date: Feb 6/99
Exterior elevation number: E5  Examined by: JB,JE

Exterior siding type: Painted aluminum, 7" shiplap
Exterior siding condition: Excellent
Exterior paint condition: Good to excellent
Exterior caulking condition: Good
Exterior trim type/condition: Metal trim / good condition
wood trim at windows
wood trim damaged
Exterior wall flashing: Good
Exterior soffit type/condition: Painted plywood soffit
good condition
Exterior fascia type/condition: Wood fascia / good condition
Notes: Concrete block excellent condition
Wall bottom trim peeling paint
Overall best section of front elevation
Island School Building Inspection

Exterior elevation name: West Elevation
Exterior elevation number: E6

Exterior siding type: Painted aluminum, 7" shiplap
Exterior siding condition: Good
area 6' x 8' damaged with loose pieces
Exterior paint condition: Good
Exterior caulking condition: Caulking damaged around windows
Exterior trim type/condition: Wood & metal trim
wood trim damaged, needs repair
Exterior wall flashing: Fair to good
Exterior soffit type/condition: No overhang
Exterior fascia type/condition: Wood fascia / good condition
paint peeling

Notes: Wood entrance steps good
concrete block good condition
exterior wall light fixture needs lens
Island School Building Inspection

Exterior elevation name: South Elev. / West Court  Date: Feb 6/99
Exterior elevation number: E7  Examined by: JB,JE

Exterior siding type: Painted aluminum, 7" shiplap
Exterior siding condition: Excellent condition
Exterior paint condition: Varies
  painted aluminum siding good
  paint on wood peeling
Exterior caulking condition: Damaged around wood window frames
Exterior trim type/condition: Wood & metal trim
  good condition
Exterior wall flashing: Good
Exterior soffit type/condition: Plywood soffit good condition
  paint peeling
Exterior fascia type/condition: Wood fascia / good condition
  paint peeling
Notes: Window sills damaged / need repair
  concrete block good condition
  wood steps & ramp #1 / good condition
Island School Building Inspection

Exterior elevation name: East Elev. / West Court
Exterior elevation number: E8

Date: Feb 6/99
Examined by: JB, JE

Exterior siding type: Painted aluminum, 7” shiplap
Exterior siding condition: Good
except 3’ x 6’ damaged area
Exterior paint condition: Metal paint good
Wood paint cracking & peeling
Exterior caulking condition: Fair
Exterior trim type/condition: Metal & wood trim
both good condition
except 10'-0” wall base trim section damaged
Exterior wall flashing: Damaged over windows
Exterior soffit type/condition: Plywood soffit / fair condition
2’ x 8’ section needs repair
paint peeling
Exterior fascia type/condition: Wood fascia / fair condition
10'-0” section damaged
Notes: Wood skirt damaged / needs repair
exposed concrete in excellent condition
Island School Building Inspection

Exterior elevation name: South Elev. / West Court  Date: Feb 6/99
Exterior elevation number: E9  Examined by: JB, JE

Exterior siding type: Painted aluminum, 7” shiplap
Exterior siding condition: Very good
Exterior paint condition: Metal very good
wood window trim peeling
Exterior caulking condition: Good
Exterior trim type/condition: Metal & wood trim
good condition
Exterior wall flashing: Good
Exterior soffit type/condition: No overhang
Exterior fascia type/condition: Wood fascia / good condition
paint peeling

Notes: Concrete block very good condition
wall bottom trim good condition

Loading dock:
wood siding good, except under stair
overhead door frame damaged at bottom
service door deck framing damaged
soffit good
Island School Building Inspection

Exterior elevation name: South Elevation
Exterior elevation number: E10

Exterior siding type: Painted aluminum, 7" shiplap
Exterior siding condition: Good
Exterior paint condition: Good
Exterior caulking condition: Fair
Exterior trim type/condition: Metal & wood
wood trim around windows good
6'-0" window frame sill damaged
Exterior wall flashing: Good
Exterior soffit type/condition: Plywood soffit / good condition
20'-0" soffit section unpainted
10'-0" soffit section peeling
Exterior fascia type/condition: Wood fascia / good condition
20'-0" section paint damage
Notes: Wood access ramps # 3 & 4 / good condition
8'-0" wall base trim damaged
Back of loading dock:
Wood cove siding & board & batten good
paint peeling
eaves trough good
wall bottom wood trim damaged

Date: Feb 6/99
Examined by: JB, JE
Island School Building Inspection

Exterior elevation name: East Elev. / Common Rm Date: Feb 6/99
Exterior elevation number: E11 Examined by: JB, JE

Exterior siding type: Painted aluminum, 7” shiplap
Exterior siding condition: Good
Exterior paint condition: Paint on metal / good wall plywood base trim has no paint
Exterior trim type/condition: Wood trim wall bottom trim plywood
Exterior fascia type/condition: Wood fascia / fair condition 3'-0" damaged fascia
Notes: Concrete block in good condition
Island School Building Inspection

Exterior elevation name: East Elev. / Exit # 5
Exterior elevation number: E12

Date: Feb 6/99
Examined by: JB,JE

Exterior siding type: Wood siding, 6" cove painted brick
Exterior siding condition: Brick has several staggered cracks mortar missing on 3' x 20' area wood siding distorted on 1909 wall
Exterior paint condition: Paint cracking & peeling
Exterior caulking condition: Caulking damaged and missing
Exterior trim type/condition: Wood trim / good condition wall base trim needs repair
Exterior soffit type/condition: Wood soffit & open shaped rafter tails good condition
Exterior fascia type/condition: Wood fascia / good condition
Notes: Eaves trough / good condition foundation damaged wall & window distorted
Exit #5: door sill damaged wall wood siding distorted at corner wood steps out of plumb
Island School Building Inspection

Exterior elevation name: South Elev. / East Court
Exterior elevation number: E13

ELEVATION

Date: Feb 6/99
Examined by: JB, JE

Exterior siding type: Wood siding, 6” cove
                 painted brick
                 painted cedar shingles above

Exterior siding condition: Brick good / one vertical crack
                          cove siding / good
                          siding distorted in 5’ x 20’ area
                          painted cedar shingles / good

Exterior paint condition: Brick paint / good
                         cove siding paint / cracked & peeling
                         cedar shingle paint / good

Exterior caulking condition: Fair

Exterior trim type/condition: Wood trim
                           good condition

Exterior wall flashing: Wall flashing missing over large window

Exterior soffit type/condition: Wood soffit & open shaped rafter ends
                               good condition

Exterior fascia type/condition: Wood fascia / good condition
                               paint peeling above brick walls

Notes: Eaves trough paint damaged
       wall base trim damaged

Exit #5:
       steps / good
       greenhouse wall damaged & distorted
Island School Building Inspection

Exterior elevation name: East Elev./ East Court
Exterior elevation number: E14

ELEVATION

Date: Feb 6/99
Examined by: JB, JE

Exterior siding type: Painted aluminum, 7" shiplap
Exterior siding condition: Metal siding / very good condition
Exterior paint condition: Painted wood cracking & peeling
   painted metal / good condition
Exterior caulking condition: Fair
Exterior trim type/condition: Wood & metal
good condition
Exterior wall flashing: Flashing damaged above large window
Exterior soffit type/condition: Plywood soffit
two 4'-0" panels damaged
Exterior fascia type/condition: Wood fascia
damaged 16'-0" fascia section
Notes: Eaves trough good
   skirt damaged / 2' x 1' hole
   wood steps & ramp #5 / damaged
Island School Building Inspection

Exterior elevation name: North Elev./ East Court
Exterior elevation number: E15

ELEVATION

Date: Feb 6/99
Examined by: JB, JE

Exterior siding type: Painted aluminum, 7” shiplap
Exterior siding condition: Metal condition good
Exterior paint condition: Paint on metal good
except 10’ x 20’ stained area at east end
paint on wood window frames peeling
Exterior caulking condition: Caulking damaged / sections missing
Exterior trim type/condition: Metal & wood trim
metal trim good
wall base wood trim 40'-0" damaged
Exterior wall flashing: Flashing damaged & missing
Exterior soffit type/condition: Plywood soffit over entrance
good condition
Exterior fascia type/condition: Wood fascia / fair condition
Notes: Three wood awning sashes damaged
wood steps damaged & out of plumb
doors good condition
Island School Building Inspection

Roof name: Common Rm, Dining Rm, Kitchen  Date: Feb 4/99
Roof number: Rf 1 (1953)  Examined by: JB, JJ, JE

ROOF

Roof type: Flat roof / internal drains
           built-up tar & gravel

Roof condition: Good generally
                gravel heaped in some areas
                water pooling / drains clogged
                gravel to be added at previous repairs done

Roof flashing condition: Good flashing between levels

Roof drip edge condition: Cant strip flashing good
                          some separation in asphalt paper / tar

Penetration gasket condition: Good seal at vents & drains

Notes: Six internal roof drains / good condition
       clearing of organic matter required

       Roof over hallway link:
       wall flashing to 1949 section needs repair

       Receiving area / loading dock roof:
       standing seam metal roof / good condition
Island School Building Inspection

Roof name: Boys' dorm & classrooms
Roof number: Rf 2 (1949)

ROOF

Date: Feb 4/99
Examined by: JB, JJ, JE

Roof type: Flat roof with good drainage pitch
built-up tar & gravel
two large sloped skylights on curbs
skylights / good condition

Roof condition: Good condition
well drained

Roof flashing condition: Skylight & exhaust fan flashing
good condition
parapet wall flashing / good condition

Roof drip edge condition: Edge flashing / good condition

Penetration/gasket condition: Skylight & fan seal / good condition

Notes: Eaves trough / good condition
clearing of organic matter required
Island School Building Inspection

Roof name: Girls' dorm & library
Roof number: Rf 3 (1953)

ROOF

Date: Feb 4/99
Examined by: JB, JJ, JE

Roof type: Flat roof / internal drains
build-up tar & gravel

Roof condition: Good condition
well drained

Roof flashing condition: Exhaust fan flashing
good condition

Roof drip edge condition: Cant strip flashing good
some separation asphalt paper / tar

Penetration/gasket condition: Roof drains & exhaust fan seals
good condition
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<tr>
<td><strong>Roof name:</strong> Classrooms</td>
<td>Date: Feb 4/99</td>
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<tr>
<td><strong>Roof number:</strong> Rf 4 (1948)</td>
<td>Examined by: JB, JJ, JE</td>
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<tr>
<td><strong>Roof type:</strong> Flat roof with good drainage pitch built-up tar &amp; gravel</td>
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<tr>
<td><strong>Roof condition:</strong> Good condition well drained</td>
<td></td>
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<tr>
<td><strong>Roof flashing condition:</strong> Parapet wall flashing good condition</td>
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<tr>
<td><strong>Roof drip edge condition:</strong> Edge flashing / good condition</td>
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<tr>
<td><strong>Notes:</strong> Hallway roof between 1948 &amp; 1949 sections flat roof- built-up tar &amp; gravel fair condition clearing of organic matter required Access ladder damaged ladder inappropriately located Parapet wall flashing good paint on wall siding cracked &amp; peeling</td>
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Island School Building Inspection

Roof name: Laundry & vice principal
Roof number: Rf 5 (1932)

ROOF

Date: Feb 4/99
Examined by: JB, JJ, JE

Roof type: Asphalt shingle

Roof condition: Poor shingle condition
eaves trough incomplete

Roof flashing condition: Poor flashing at valley & walls

Roof drip edge condition: Poor drip edge flashing

Notes: Greenhouse roof:
asphalt shingles / good
skylight flashing / poor
skylight damaged
shingle dripedge missing
Island School Building Inspection

Roof name: Staff dorm & boiler room
Roof number: Rf 6 (1909-22)

ROOF

Date: Feb 4/99
Examined by: JB, JJ, JE

Roof type: Hip asphalt shingle with flat tar & gravel top

Roof condition: Asphalt shingles worn in sections
tar & gravel fair condition
gable end sloped roof / poor condition

Roof flashing condition: Flashing at top / fair condition
valley connection flashing / poor condition

Roof drip edge condition: Drip edge fair condition
eaves trough / good condition

Notes: Boiler room roof (1932 / 48 /49):
Flat roof / built-up tar & gravel
gravel in heaps redistribution required
penetration gaskets / fair condition
Island School Building Inspection

Roof name: Staff dorm & drying room
Roof number: Rf 7 (1932)

Roof type: Hip asphalt shingle with flat tar & gravel top
Roof condition: Asphalt shingles / fair condition
tar & gravel fair condition
Roof flashing condition: Flashing poor in valley connection
Roof drip edge condition: Drip edge / fair condition

ROOF

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Staff lounge
Room number: Rm1

Room size:
length: 32'-10"
width: 18'-9"
ceiling height: 9'-10"

Floor:
Sheet vinyl floor / good condition

Wall:
Plywood paneling
good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition
except one 2' x 2' area with stain damage

Doors:
Wood solid core slab doors
wood & paint / good condition

Windows:
Wood window assembly (23' x 6'-8")
single glazed, including:
3-double hung (4'-5" x 2'-10"
2-large fixed glass (4'-5" x 6'-2")
7-fixed fixed glass (1'-10" x 2'-10")
some frame distortion at sills
peeling paint on frames
overall fair condition

Trim & cabinets:
Two wood corner cabinets (4'-7" x 2'-0")
counter height with doors & shelves under excellent condition

Electrical fixtures:
Six florescent fixtures (4'-0" x 10")
good condition
except for one damaged lens
three electrical receptacles

Notes:
Heat sensor, thermostat, telephone
closet (3'-7" x 4'-0" x 9'-10")
heat sensor in closet, painted wood slab door

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Staff lounge kitchen
Room number: Rm2

Room size:
length: 14'-2"
width: 5'-10"
ceiling height: 9'-11"

Floor:
Vinyl tile / good condition

Wall:
Plywood paneling
good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition

Windows:
Wood frame (33" x 45")
double hung / single glazed

Trim & cabinets:
Wood cabinets:
uppers (32" x 7'-11")
lowers (22" x 7' -10")
stainless steel sink (3'-11" x 1'-11")

Electrical fixtures:
two florescent fixtures (10" x 4'-0")
two receptacle outlets

Notes:
Electric stove service (220 volt)
domestic stove
domestic refrigerator
Island School Building Inspection

Room name: Women's washroom
Room number: Rm3

Room size:
length: 18'-8"
width: 6'-0"
ceiling height: 9'-11"

Floor:
Sheet vinyl & vinyl tiles
good condition

Wall:
Painted composite board
with painted plywood wainscot
good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition, except some damaged tiles
over entrance

Doors:
Wood solid core
good condition

Windows:
Wood frame double hung (32" x 44")
single glazed, 4 panes
good condition

Trim & cabinets:
Wood trim in good condition

Electrical fixtures:
Two ceiling-mounted incandescent fixtures

Notes:
One exhaust fan, 2 toilets, 2 wall-hung
sinks, 2 metal partitions
All in good condition
Island School Building Inspection

Room name: Caretaker's Room (Old Drying Room)  Date: Feb 4/99
Room number: Rm 4  Examined by: JB, JJ, JE

Room size:
length: 23'.0"  width: 10'.0"  ceiling height: 12'.0"

Floor: Concrete
       Good condition

Wall: Painted drywall
      Good condition

Ceiling: Painted drywall
         fair condition
         except 2' x 2' damaged area

Doors: Solid wood six panel door
       good condition

Windows: Wood frame double hung (39" x 45")
         single glazed

Cabinets: Wood cabinets (8'-10" x 7'-6" x 15")
          six locking doors & open shelves below
          good condition

          Wood wall hung cabinet (6' x 5' x 11")
          four locking doors
          good condition

Electrical fixtures: Two fixtures
                   exhaust fan
                   electric heater
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm5, Rm6, Rm9, Rm10, Rm11

Room size:

<table>
<thead>
<tr>
<th>Room</th>
<th>Length</th>
<th>Width</th>
<th>Ceiling Height</th>
</tr>
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<tbody>
<tr>
<td>Rm5</td>
<td>10'4&quot;</td>
<td>7'3&quot;</td>
<td>9'0&quot;</td>
</tr>
<tr>
<td>Rm6</td>
<td>10'7&quot;</td>
<td>10'4&quot;</td>
<td>9'0&quot;</td>
</tr>
<tr>
<td>Rm9</td>
<td>11'9&quot;</td>
<td>10'5&quot;</td>
<td>9'0&quot;</td>
</tr>
<tr>
<td>Rm10</td>
<td>11'5&quot;</td>
<td>9'0&quot;</td>
<td>9'0&quot;</td>
</tr>
<tr>
<td>Rm11</td>
<td>12'0&quot;</td>
<td>6'9&quot;</td>
<td>9'0&quot;</td>
</tr>
</tbody>
</table>

Floor:
Vinyl tile floor
good condition

Wall:
Painted drywall
good condition

Ceiling:
Painted drywall
good condition

Doors:
Wood hollow core door
good condition

Windows:
Wood frame double hung (3'-8" x 4'-9")
single glazed with screens

Electrical fixtures:
one fixture
one receptacle

Notes:
Wood cabinet (45" x 85" x 25")
wood trim
heat sensor

Rm9 has three window assembly
with one cracked pane
paint peeling near window

Rm11 window has one cracked pane
Island School Building Inspection

Room name: Staff bedroom corridor
Room number: Rm12

Room size:
- length: 10'-3"
- length: 15'-5"
- width: 4'-3"
- width: 4'-1"
- ceiling height: 9'-0"
- ceiling height: 9'-0"

Floor: Vinyl tile
good condition

Wall: Painted drywall
good condition

Ceiling: Painted drywall
good condition

Doors: Solid painted wood six glass panel door
good condition

Trim: Wood baseboard & doorframes
good condition

Electrical fixtures: Two florescent fixtures (4' x 6")
- lens missing on both

Notes: Two smoke detectors
- phone
Island School Building Inspection

Room name: Staff washrooms
Room number: Rm7, Rm8

Room size:
length: 7'-8" width: 5'-8" ceiling height: 9'-0"

Floor: Vinyl tile floor
       good condition

Wall: Painted drywall
      good condition

Ceiling: Painted drywall
        good condition

Doors: Wood hollow core
       good condition

Electrical fixtures: One incandescent ceiling fixture
                    one wall fixture

Plumbing: One wall hung sink
          one toilet
          one prefab metal shower

Notes: Wood baseboard
       fair condition

Rm8 has four damaged floor tiles

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Entrance hall #5
Room number: Rm13

Room size:
length: 11'-0"
width: 10'-0"
ceiling height: 11'-10"

Floor:
Vinyl tile (9" x 9")
good condition

Wall:
Plaster & drywall
good condition
except for 2' x 2' damaged area

Ceiling:
Acoustic tile (Spintone) over drywall
good condition

Doors:
Seven solid wood panel doors
good condition

Electrical fixtures:
One incandescent ceiling fixture

Notes:
One fire pull
one fire alarm bell

Adjacent closet: (41" x 47" x 12'-0"
wood floor with trap door
painted drywall with 12" shelves
painted drywall ceiling
heat sensor

ROOM
Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Staff lounge hall
Room number: Rm14

Room size:
length: 52'-0"
width: 9'-10"
ceiling height: 10'-10"

Floor:
Vinyl tile floor
good condition
except that floor slopes down at east end

Wall:
Painted drywall
good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition

Doors:
One solid panel door
seven solid core slab doors
good condition

Trim:
Painted wood baseboard
painted wood door trim
good condition

Electrical fixtures:
Four ceiling fixtures
one receptacle

Notes:
One water fountain
one firehose cabinet
two illuminated fire exit signs

Adjacent fan room: (43" x 49" x 10'-6")
Slop sink closet: (29" x 36" x 7")
Open closet: (47" x 27" x 76")

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Darkroom
Room number: Rm15

Room size:
length: 10'-0"
width: 7'-7"
ceiling height: 9'-0"

Floor:
Vinyl tile floor
good condition

Wall:
Painted drywall
good condition

Ceiling:
Painted drywall
good condition

Doors:
Painted solid core wood door
good condition

Trim & cabinets:
Wood trim / good condition
Cabinets with stainless steel sink (13'-0" x30")
with four lockable doors below
Upper cabinet (14'x2'x12")
Upper cabinet (4'x2'-6"x12")
Excellent condition

Electrical fixtures:
One florescent fixture (4'x10")
six receptacles
Island School Building Inspection

Room name: Men’s washroom
Room number: Rm16

Room size:
length: 18'-8"
width: 6'-1"
ceiling height: 9'-10"

Floor:
Sheet vinyl floor
good condition

Wall:
Painted composite board
painted plywood wainscot
fair condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition

Doors:
Wood solid core slab door / good condition
automatic door closer

Windows:
Wood double hung (32"x44")
single glazed / good condition

Trim:
Wood trim / good condition

Electrical fixtures:
Two incandescent fixtures

Plumbing:
One toilet
one urinal
one wall mounted sink
two metal washroom partitions
one exhaust fan
Architectural Inspection Report
Island Public & Natural Science School
February, 1999

Island School Building Inspection

Room name: Laundry room
Room number: Rm17

Room size:
length: 23'-7"
width: 9'-9"
ceiling height: 12'-0"

Floor:
Concrete floor / good condition
floor sloped towards drain

Wall:
Painted drywall / good condition

Ceiling:
Painted drywall / fair condition
some damaged joints

Windows:
Two wood double hung (33'x34")
single glazing

Cabinets:
Wood cabinets (8'x4'x17") / good condition
with lockable doors

Electrical fixtures:
Two incandescent ceiling fixtures
two receptacles

Notes:
Includes caretaker closet with slopsink
one drying cabinet
one laundry tub
two industrial washing machines
(Wascomat Senior w124 & w125)
two industrial dryers
(Windsor Hoyt & McGraw Edison)

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Vice principal's office
Room number: Rm18

Room size:
length: 10'-9"
width: 15'-6"
ceiling height: 11'-10"

Floor:
Wall to wall carpet / good condition

Wall:
Drywall / good condition
shiplap siding / good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition

Doors:
Wood solid core entrance door
with opening transom window above
two wood hollow core doors
wood frame sliding glass door
(5' x 6'-8") with screen
all doors good condition

Windows:
Two wood frame fixed glass
with decorative coloured glass panels over
(33"x28")

Trim & cabinets:
Cabinets / good condition
lowers with lockable doors (8' x 2'-6" x 2'-6")
uppers with doors (6'-6" x 3'-10" x 12")
wood trim

Electrical fixtures:
Four incandescent fixtures
one flood light
two receptacles

Notes:
Ensuite bathroom: (7"-8" x 3'-3" x 12'-0")
one toilet & wall sink
wood double hung w/screen (28" x 61")
one incandescent wall fixture & receptacle
one exhaust fan
adjacent closet (39" x 89" x 12'-0")
one incandescent wall fixture

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Kindergarten
Room number: Rm19

Room size:
length: 26'-8"
width: 22'-10"

ceiling height: 12'-0"

Floor: Vinyl tile / good condition
Wall: Painted drywall / good condition
Ceiling: Acoustic tile (Spintone) over drywall good condition
Doors: Wood solid door
Windows: Window assembly 5- (40" x 88") wood double-hung single glazing two with screens clerestory windows 6 - (26" x 30") two with screens
Cabinets: storage shelf alcove (10' x 6' x 20")
Electrical fixtures: Fifteen florescent fixtures (4' x10") three receptacles one heat sensor

Notes: Adjoining hallway: (15'-10" x 4'-11" x 12'-0") acoustic ceiling, drywall & vinyl tile two incandescent lights storage closet: ( 3'-10" x 2'-9" x 7'-0") with wall hung sink main electric room: (6'-8" x 7'-5" x 10'-9") acoustic tile, sheet vinyl, plywood o/ drywall main electric panel & service equipment one incandescent fixture & receptacle one heat sensor

Date: Feb 4/99
Examined by: JB, JJ, JE
kindergarten, boys' toilet & cloakroom:
(7'-3" x 7'-7" x 12'-1")
wall mounted coat hooks
one urinal, one toilet with wood partition
one window: wood dh w/s (61"x 28")
one incandescent fixture
one exhaust fan

kindergarten, girls' toilet & cloakroom:
(7'-3" x 7'-6" x 12'-0")
wall mounted coat hooks
one toilet with wood partition
one incandescent fixture
one exhaust fan
Island School Building Inspection

Room name: classroom #2
Room number: Rm20

Room size:
length: 31'-11"
width: 22'-11"
ceiling height: 10'-2" / 12'

Floor: Vinyl tile floor / good condition
Wall: Painted drywall / good condition
Ceiling: Acoustic tile (Spintone) over drywall
good condition
Doors: Two wood solid core door
four wood hollow core doors
Windows: window assembly:
five wood double hung (40" x 88")
two with screens
six wood clerestory (31" x 24")
two opening w/screens
Cabinets: Wood shelves (4' x 10' x 1')
wood shelves (3'-4" x 8' x 1')
wood shelves (3'-4" x 7' x 1'-5'"
Electrical fixtures: Eighteen florescent fixtures (4' x 10'"
good condition
two receptacles & one clock receptacle
one intercom phone
Notes: Chalkboards: (6'-9" x 4'-0'"
& (13' x 4')
tackboards: (20' x 4') & (4' x 4')
Adjacent closet #1: (18" x 9'-9" x 8'-0'"
composite board interior
fixed wood shelves
one incandescent light

Date: Feb 4/99
Examined by: JB, Jj, JE
Adjacent closet #2: (18" x 10'-8" x 8'-0")
composite board interior
fixed wood shelves
one incandescent light

Adjacent closet #3: (18" x 3'-4" x 8'-0")
composite board interior
fixed wood shelves

Adjacent closet #4: (21" x 2'-2" x 8'-0")
wall mounted hooks with shelf
**Island School Building Inspection**

**Room name:** Storage room  
**Room number:** Rm21

<table>
<thead>
<tr>
<th>Room size:</th>
<th>width: 7'-7&quot;</th>
<th>ceiling height: 9'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>length: 10'-6&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Floor:** Sheet vinyl / good condition

**Wall:** Painted drywall / good condition

**Ceiling:** Painted drywall / good condition

**Door:** Wood solid core door

**Cabinets:** Wood shelving & metal cabinet

**Electrical fixtures:** One incandescent light fixture

**ROOM**

**Date:** Feb 4/99  
**Examined by:** JB, JJ, JE

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Island School Building Inspection

Room name: Workroom (old science school office) Date: Feb 4/99
Room number: Rm22 Examined by: JB. JJ, JE

Room size:
length: 9'-10' width: 12'-0" ceiling height: 9'-1"

Floor: Vinyl tile floor / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Door: Wood hollow core door
Windows: Wood double hung
         single glazed with screen
Electrical fixtures: Two florescent fixtures
                       one wall mounted incandescent
                       four receptacles
Notes: Intercom phone
       heat sensor
       adjoining closet: (42" x14" x 94")
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm23

Room size:
length: 12'-2"
width: 7'-8"
ceiling height: 9'-0"

Floor: Vinyl tile / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Doors: Wood hollow core slab
good condition
Windows: Two double hung (40" x 57")
single glazed with screen
Trim: Painted wood trim / good condition
Electrical fixtures: one incandescent ceiling
one incandescent wall
two receptacles

Notes: one wall hung sink
intercom telephone
heat sensor
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm24

Room size:
length: 13'-0"
width: 8'-6" / 12'-3"
ceiling height: 9'-0"

Floor: Vinyl tile / fair condition
floor joist damage below

Wall: Painted drywall / good condition
except exterior wall with distortion & breaks

Ceiling: Painted drywall / good condition

Doors: Wood hollow core / good condition

Windows: Two wood double hung (40" x 58")
single glazed with screen

Trim: Wood trim / good condition

Electrical fixtures:
One incandescent ceiling fixture
one incandescent wall fixture
four wall receptacles

Notes:
One wall-mounted sink
one heat sensor
general: floor frame/joist damage below

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Caretaker's office
Room number: Rm25

Room size:
length: 15'-2"
width: 9'-2"
ceiling height: 12'-0"

Floor:
Vinyl tile floor / fair condition
several cracked tiles

Wall:
Painted drywall / fair condition
with painted plywood up to 8'-0"

Ceiling:
Painted drywall / good condition

Doors:
Two hollow core doors

Trim & cabinets:
Lower cabinet (6'-0" x 2'-6")
with stainless steel sink
wood doors below
painted wood trim / fair condition

Electrical fixtures:
Two florescent fixtures (4' x 10"
three receptacles
exhaust fan
emergency lights
heat sensor

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Caretaker's lunchroom
Room number: Rm26

Room size:
length: 19'-8"
width: 10'-6"
ceiling height: 11'-2"

Floor:
Vinyl tile / good condition

Wall:
Painted brick / good condition

Ceiling:
Painted drywall / good condition

Doors:
One wood hollow core door
one wood solid core with metal cover

Windows:
Two wood casements (33" x 38") (29" x 37")
with security grates

Trim:
Painted wood trim

Electrical fixtures:
Two incandescent fixtures
two receptacles

Notes:
Wood steps with seven risers
good condition
main fire alarm box with batteries
main security alarm switch
main antennae patchboard
main panel for outbuilding smoke detectors

ROOM
Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Boiler room
Room number: Rm27

Room size:
length: 29'-8"
width: 21'-1"
ceiling height: 12'-0"

Floor: Concrete floor / fair condition
Wall: Painted brick / fair condition
Ceiling: Painted drywall / fair condition
Doors: One metal insulated exterior door
one wood hollow core with metal cladding
Windows: Two wood casement windows (32" x 38")
Electrical fixtures: Four ceiling fixtures

Notes:
One fire alarm pull station
two heat sensors

Boiler room equipment:
two oil fired burner-boilers
two circulating heat pumps
one large water heater w/heat exchanger
three domestic hot water circulating pumps
boiler room electrical panel
thermostat air compressor
flue gas temperature recorder
one 5000 gal. oil storage tank.
Island School Building Inspection

Room name: Staff bedroom corridor
Room number: Rm28

Room size:
length: 24'-4"  width: 42"  ceiling height: 8'-11"

Floor: Vinyl tile / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Doors: One wood solid core door
      five hollow core doors
Trim: Painted wood / good condition
Electrical fixtures: Two florescent fixtures (4' x 10")
      one emergency lights
      one receptacle
      two smoke detectors
Island School Building Inspection

Room name: Staff washroom
Room number: Rm29

Room size:
length: 12'-2"
width: 7'-8"
ceiling height: 9'-0"

Floor: Vinyl tile / good condition
Wall: Painted drywall / fair condition
Ceiling: Painted drywall / fair condition
Doors: Wood hollow core door with vent
Trim & cabinets: Wood trim
wood upper cabinet with doors (4' x 4' x 1')
Electrical fixtures: Two ceiling fixtures
one exhaust fan
Plumbing: One toilet with metal enclosure
one wall mounted sink
one metal shower enclosure
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm30

Room size:
length: 14'-5"
width: 10'-0" / 6'-6"
ceiling height: 9'-0"

Floor:
Vinyl tile / fair condition

Wall:
Painted drywall / good condition

Ceiling:
Painted drywall / good condition

Doors:
Wood hollow core door

Windows:
Wood double hung (33" x 58")
single glazed with screen

Trim & cabinets:
Wood trim
wood cabinet (45" x 85" x 25")
wood trim

Electrical fixtures:
one florescent fixture (4' x 10")
one receptacle
heat sensor
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm31

Room size:
length: 12'-3" / 9'-3"
width: 9'-8"
ceiling height: 8'-11"

Floor:
Vinyl tile / fair condition

Wall:
Painted drywall / good condition

Ceiling:
Painted drywall / good condition

Doors:
Wood hollow core door

Windows:
Wood double hung (40" x 57")
single glazed w/ screen
note: water penetration

Trim & cabinets:
Wood trim
wood cabinet (45" x 85" x 25")

Electrical fixtures:
one florescent fixture (4' x 10")
one receptacle
heat sensor

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm32

Room size:
length: 12'-4"
width: 7'-8"
ceiling height: 8'-11"

Floor: Vinyl tile / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Doors: Wood hollow core door
Windows: Two wood double hung (39" x 57")
single glazed w/ screen
note: water penetration at window head
Trim & cabinets: Wood trim
wood cabinet (45" x 85" x 25")
Electrical fixtures: one florescent fixture (4' x 10")
note: water damage around fixture
one receptacle
heat sensor

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm33

Room size:
length: 12'-4"
width: 7'-7"
ceiling height: 9'-0"

Floor: Vinyl tile / fair condition

Wall: Painted drywall / good condition

Ceiling: Painted drywall / good condition

Doors: Wood hollow core door

Windows: Two wood double hung (39" x 57")
single glazed w/ screen
note: water penetration at window head
one cracked pane

Trim & cabinets: Wood trim
wood cabinet (45" x 85" x 25"

Electrical fixtures: one florescent fixture (4' x 10"
one receptacle
heat sensor

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Staff bedroom
Room number: Rm34

Room size:
length: 12'-4"
width: 7'-7"
ceiling height: 9'-0"

Floor:
Vinyl tile / fair condition

Wall:
Painted drywall / good condition

Ceiling:
Painted drywall / good condition

Doors:
Wood hollow core door

Windows:
Wood double hung (25" x 54")
single glazed w/ screen

Trim & cabinets:
Wood trim

Electrical fixtures:
one florescent fixture (4' x 10")
one receptacle
heat sensor

Note:
Closet (16" x 50" x 7'-3")
wood shelves
Island School Building Inspection

Room name: Staff washroom
Room number: Rm35 & Rm36

Room size:
length: 7'-10"
width: 6'-10"
ceiling height: 9'-0"

Floor: Vinyl tile / good condition
Wall: Drywall / good condition
      paint flaking
Ceiling: Painted drywall / good condition
Doors: Wood hollow core door
Trim: Wood trim / good condition
Electrical fixtures: One florescent fixture (4' x 10'')
      one incandescent fixture
      exhaust fan
Plumbing: One wall mounted sink
          one toilet
          one metal prefab shower
Note: Rm36 additional items:
      wall mounted shelves
      access door to attic crawl space
Island School Building Inspection

Room name: Staff bedroom corridor
Room number: Rm37

Room size:
length: 26'-10"
width: 4'-0"
ceiling height: 9'-0"

Floor: Vinyl tile / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Doors: Wood solid panel w/ six panes seven hollow core doors
Trim: Wood trim / good condition
Electrical fixtures: Two florescent fixtures one lens missing two smoke detectors one emergency light
Island School Building Inspection

Room name: Entrance hall (Exit #1)
Room number: Rm38

Room size:
length: 10'-6"
width: 10'-0"
ceiling height: 11'-10"

Floor:
Vinyl tile / good condition

Wall:
Painted drywall / good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition

Doors:
Double wood panel doors
with aluminum double hung windows
with emergency bar hardware

Windows:
Two wood fixed transom lights (18" x 35"

Trim:
Painted wood trim

Electrical fixtures:
One incandescent fixture
one safety light
one fire pull

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Main hall
Room number: Rm39

Room size:
part #1 east length: 21'-11" width: 5'-11" ceiling height: 12'-0"
part #2 length: 61'-6" width: 8'-1" ceiling height: 8'-1"
part #3 length: 39'-4" width: 7'-11" ceiling height: 9'-11"
Exit #2 width: 13'-8" ceiling height: 8'-5"
part #4 length: 35'-11" width: 7'-11" ceiling height: 10'-0"
Exit #3 west length: 4'-2" width: 7'-11" ceiling height: 10'-0"

Floor: Vinyl floor / good condition

Wall: Painted drywall / good condition

Ceiling: Acoustic tile

Doors: Wood

Trim: Wood trim / good condition

Electrical fixtures:
- fourteen incandescent fixtures
- two receptacles
- three exit lights
- four emergency lights

Notes:
- Three fire hose cabinets
- two fire extinguishers
- two drinking fountains
- Exit #2 & #3 doors:
  - double wood panel doors
  - with aluminum double hung windows
  - with emergency bar hardware
  - with fire alarm pulls

Date: Feb 4/99
Examined by: JB, JJ, JE
Room name: Storage areas off Main Hall Rm39
Room number: Rm40

Room size:
- Rm40a: length: 8'-7" width: 4'-3" ceiling height: 8'-0"
- Rm40b: length: 4'-4" width: 8'-4" ceiling height: 8'-0"
- Rm40c: length: 4'-4" width: 8'-4" ceiling height: 8'-0"
- Rm40d: length: 6'-6" width: 4'-3" ceiling height: 8'-0"
- Rm40e: length: 6'-0" width: 4'-0" ceiling height: 8'-0"
- Rm40f: length: 8'-6" width: 3'-0" ceiling height: 8'-0"
- Rm40g: length: 8'-6" width: 3'-0" ceiling height: 8'-0"

Floor: Vinyl tile / good condition

Wall: Painted drywall / good condition

Ceiling: Painted drywall / good condition

Doors: Wood solid core doors

Trim: Painted wood trim

Notes: Rm40a contains intercom phone equipment
- Rm40d is a storage & fan room
- Rm40e contains caretaker's slop sink
- Heat sensors on a, b, c & d
- Incandescent lights in a, b, c, & e
- Pivoting doors with coat hooks in f & g

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Library
Room number: Rm41

Room size:
length: 23'-11"
width: 17'-9"
ceiling height: 9'-10"

Floor: Vinyl tile floor / good condition

Wall: Painted drywall / good condition

Ceiling: Acoustic tile (Spintone) over drywall
          good condition

Doors: Wood solid core door

Windows:
Window assembly: (12'-9" x 6'-8")
two wood double hung (35" x 55")
single glazed with screens
four fixed single glazed (23" x 35")
one single glazed (54" x 75")

Trim & cabinets:
Wood trim / good condition
fixed shelves: (23'-11" x 6'-8" x 1'-0")
adjustable shelves: (18'-2" x 6'-8" x 1'-0")
adjustable shelves: (7'-3" x 6'-8" x 1'-0")

Electrical fixtures:
Ten florescent fixtures (4' x 10")
one heat sensor
two receptacles
Island School Building Inspection

Room name: Library reading room
Room number: Rm42

Room size:
length: 23'-4"
width: 24'-3"
ceiling height: 9'-10"

Floor:
Vinyl tile / good condition

Wall:
Painted drywall / good condition

Ceiling:
Acoustic tile (Spintone) over drywall
good condition except one missing

Doors:
Wood solid core door
one exterior door (emergency hardware)
with aluminum double hung window
one hollow core door

Windows:
Window assembly: (12'-8" x 8'-8") including:
one wood double hung (35" x 55")
four fixed single glass (35" x 22")
one large single glazed (6'-2" x 4'-6")

Trim & cabinets:
Painted wood trim
cabinet: (7' x 6'-4" x 1'-0"
with one locking door
counter: (8' x 2' x 32"
shelves: (6'-10" x 4'-6" x 9")
shelves: (16' x 27" x 1')
shelves: (3'-6" x 5'-10" x 1')

Electrical fixtures:
Twenty florescent fixtures (4' x10"
three receptacles

Notes:
Tackboard: (15'-6" x 4')
chalkboard: (16'-2" x 4')
Island School Building Inspection

Roof name: Girls' changeroom & showers  Room number: Rm43

Room size:  
length: 24'-0"  width: 11'-9"  ceiling height: 9'-10"

Floor:  
Vinyl tile / good condition  
Ceramic tile / good condition  
with floor drain

Wall:  
Painted drywall / good condition  
ceramic tile up to 6'-7" in shower area

Ceiling:  
Composite board / fair condition  
moisture damage

Doors:  
Wood solid core door

Windows:  
Wood frame fixed glass (21" x 37")  
wood double hung (37" x 56")  
single glazed   
sill and jamb damaged

Trim & cabinets:  
Painted wood trim  
lockable cabinet: (9'-2" x 7'-0" x 2'-0")  
wood bench: (11' x 1'-1")

Electrical fixtures:  
Three incandescent ceiling fixtures  
one exhaust fan  
one hotwater heater with fan

Plumbing:  
Six shower stalls: (30" x 30")  
with marble partitions  
one bathtub

Date: Feb 4/99  
Examined by: JB. JJ. JE
Island School Building Inspection

Room name: Girls' washroom  
Room number: Rm44

Room size:  
length: 15'-3"  width: 12'-2"  ceiling height: 12'-0"

Floor:  
Vinyl tile floor / fair condition  
with plywood patch  
with floor drain

Wall:  
Painted drywall / good condition

Ceiling:  
Acoustic tile over drywall

Doors:  
Wood solid core

Windows:  
Wood double hung (43" x 57")  
single glazing

Plumbing:  
Four toilets with metal partitions  
five wall mounted sinks

Electrical fixtures:  
Two florescent fixtures (4' x10'')  
one heat sensor

Date: Feb 4/99  
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Lapidary room
Room number: Rm45

Room size:
length: 12'-0"
width: 10'-9"
ceiling height: 12'-0"

Floor: Vinyl / good condition

Wall: Painted drywall / good condition

Ceiling: Acoustic tile

Doors: One exterior wood panel door with fixed glass and emergency hardware
one solid core door

Windows: Window assembly: (6'-0" x 6'-7")
one wood double hung (36" x 54")
two fixed glass (21" x 36")

Trim & cabinets: Wood trim / good condition
shelves: (8'-0" x 1'-2" x 1'-4")
shelves: (9'-4" x 1'-2" x 1'-4")

Electrical fixtures: Two florescent fixtures (4' x10")
two receptacles
one fire alarm pull

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Visiting women's staff bedroom
Room number: Rm46

Room size:
length: 16'-2"
width: 9'-8"
ceiling height: 9'-10"

Floor: Sheet Vinyl / good condition
Wall: Painted drywall / good condition
Ceiling: Acoustic tile / good condition
Doors: Wood solid core door
two hollow core doors
Windows: Wood frame double hung (3'-7" x 4'-8")
single glazed with screen
Electrical fixtures: Two incandescent fixtures
one receptacle
one heat sensor

Notes: Closet: (5'-0" x 7'-0" x 2'-3")
double sliding doors
one shelf & one bar

Adjoining bathroom: (9'-6" x 6'-6" x 9'-9")
ceramic tile floor
one toilet
one wall mounted sink
one prefabricated metal shower
one wood double hung (36" x 56")
single glazed with screen
one fixed glass (36" x 21")
single glazed
one fluorescent, one incandescent fixture
one shelf: (3'-4" x 1'-1" x 11")
Island School Building Inspection

Room name: Girls' dormitory
Room number: Rm47

Room size:
length: 57’-6”   width: 23’-0”   ceiling height: 9’-10”

Floor: Sheet vinyl / good condition
Wall: Painted drywall / good condition
      composite board / good condition
Ceiling: Painted drywall / good condition
Doors: Two exterior doors / good condition
      with aluminum double hung windows
      single glazed with screen
      emergency hardware & door closers
      two wood solid core doors / good condition

Windows:
Wood window assembly: (25’-10’ x 6’-10”)
  eight fixed glass (36” x21”)
  two fixed wire glass ( 6’-3” x 4’-6”)
  three double hung (3’-0” x 4’-6”)
  single glazed with screens

Wood window assembly: (16’-2” x 6’-10”)
  five fixed glass (22” x36”)
  one wired glass (6’-3” x 4’-6”)
  two double hung (3’-0” x 4’-6”)
  single glazed with screens

Trim: Painted wood trim

Electrical fixtures:
Thirteen florescent fixtures (4’ x 10”)
  two receptacles, two illuminated exit signs
  two emergency lights, two fire alarm pulls
  four smoke detectors, one large exhaust fan

Notes: Wall alcove counter with doors

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Greenhouse workroom
Room number: Rm48

Room size:
length: 15'-3"
width: 8'-2"
ceiling height: 8'-1"

Floor: Sheet vinyl floor / fair condition

Wall: Painted drywall & composite board
good condition

Ceiling: Acoustic tile / good condition

Doors: Two wood solid core doors
good condition
one 4'-8" x 6'-8" double glazed patio door
with screen

Windows: Wood awning (21" x20")
single glazed with screen

Trim & cabinets: Wood trim / good condition
counter top total: 19'-6"
worktop with shelves (31" x 22")
worktop with shelves (38" x 22")

Electrical fixtures: One incandescent fixture
three receptacles
one heat sensor

Notes: Adjoining storeroom: (6'-5" x 8'-2" x 8'-0")
counter & shelves on walls
one incandescent light

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Greenhouse
Room number: Rm49

Room size:
length: 15'-5"
width: 11'-0"
ceiling height: 8'-6"

Floor:
Interlocking pavers on grade
good condition

Wall:
Wood board & batten / fair condition

Ceiling:
Plywood & batten / poor condition

Doors:
Wood solid core exterior door
fair condition

Windows:
Six double glazed (27" x 72")
one frame damaged

Electrical fixtures:
Four florescent grow lamps (4' x10'"

Notes:
One planter (11'-1" x 26"
one planter (15'-5" x 40"
wood steps with four risers / fair condition
**Island School Building Inspection**

**Room name:** South hall  
**Room number:** Rm50

**Room size:**  
- length: **136'-10"**  
- width: **8'-0"**  
- ceiling height: **8'/10'**

**Floor:**  
Sheet vinyl / good condition

**Wall:**  
Painted drywall / good condition

**Ceiling:**  
Painted drywall / good condition

**Skylights:**  
Two large skylights (4'-10" x 7'-8"")

**Cabinets:**  
One trophy case (4' x 3' x1')  
with glass doors

**Storage closets:**  
- Three storage units (12' x 6' x32'"")  
- two storage unit (8' x 5' x 2')  
- with wood shelves  
- one lockable storage unit (12' x 6' x 32'"")  
- one caretaker closet (4'-10" x 2'-3" x 8")  
- with slop sink

**Electrical fixtures:**  
- Seven incandescent fixtures  
- one wall mounted incandescent fixture  
- three receptacles  
- three exit lights  
- six emergency lights with battery packs

**Notes:**  
- One heat sensor  
- three fire alarm pull stations  
- three fire extinguishers  
- three fire bells  
- one fire hose cabinet  
- one drinking fountain

**ROOM**  
**Date:** Feb 4/99  
**Examined by:** JB. JJ, JE
Island School Building Inspection

Room name: Main office
Room number: Rm51

Room size:
length: 25'-9"
width: 13'-8" / 6'-10"
ceiling height: 10'-5"

Floor:
Vinyl tile / good condition
wall to wall carpet / fair condition

Wall:
Painted drywall / good condition

Ceiling:
Acoustic tile / good condition

Door:
Wood solid core

Windows:
Metal frame double hung (37" x 92")
awning window
single glazed

Trim & cabinets:
Wood shelf unit (5'-6" x 7'-0" x 12")
counter top (5'-6" x 30")
cabinet (10' x 7'-4" x 30")

Electrical fixtures:
Five recessed florescent fixtures
six receptacles
one heat sensor
two telephones

Notes:
Principal's office: (12'-3" x 7'-9" x 8'-0")
metal frame double hung (37" x 92")
awning window & single glazed
countertop (7'-0" x 18")
two florescent fixtures
one telephone

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Visiting men’s staff bedroom
Room number: Rm52

Room size:
length: 19'-0”
width: 8'-0”
ceiling height: 12'-0”

Floor: Sheet Vinyl / good condition
Wall: Painted drywall / good condition
Ceiling: Acoustic tile / good condition
Doors: Wood solid core door
two hollow core doors
paint peeling on bathroom door
Trim: Vinyl baseboard
Electrical fixtures: One florescent fixtures
two receptacle
one intercom phone

Notes:
Closet: (4'-0” x 8'-6” x 2'-3”)
one shelf & one bar

Adjoining bathroom: (8'-1” x 6'-5” x 9'-0”)
vinyl tile floor
one toilet
one wall mounted sink
one prefab metal shower
one aluminum double hung (30” x 35”)
single glazed with screen
two incandescent fixture
one shelf: (35” x 13” x 11”)
one bench (36” x 12”)

Date: Feb 6/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Boys’ dormitory
Room number: Rm53

Room size:
length: 56'-0"
width: 23'-0"
ceiling height: 12'-0"

Floor: Sheet vinyl / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Doors: Two exterior doors
with double hung aluminum windows
with emergency hardware
two wood solid doors

Windows: Typical metal window assembly: (92” x 62”)
with metal double hung (35” x29”) w/screen
with metal awning (28” x 17”) w/screen
with seven fixed glass
all single glazed

seven typical window assemblies in room

Cabinets: Wood wall shelf (30” x 34” x8”)

Electrical fixtures: Fourteen florescent fixtures (4’ x 10”)
one incandescent fixture
three receptacles
two emergency lights
one large ceiling exhaust fan
four smoke detectors
one fire alarm pull

ROOM

Date: Feb 4/99
Examined by: JB, JJ, JE
Island School Building Inspection

Room name: Boys' washroom  
Room number: Rm 54

Room size:
length: 23'-4"
width: 10'-11"

ceiling height: 11'-11"

Floor: Vinyl tile / good condition

Wall: Painted drywall / good condition

Ceiling: Painted drywall / good condition

Doors: Wood solid core door / good condition

Windows: Two aluminum double hung (3'-0" x 3'-0")
single glazed with screen

Electrical fixtures: Two incandescent fixtures

Plumbing: Three toilets with partitions
six urinals
seven wall mounted sinks
one floor drain

Notes: Entranceway: (10'-10" x 4'-0" x 8'-10")
one wood hollow core door
one incandescent fixture
vinyl baseboard
Island School Building Inspection

Room name: Common Room
Room number: Rm55

Room size:
length: 61'-2"
width: 33'-11" / 22'-10"
ceiling height: 9'-10" / 8'-3"

Floor:
Sheet vinyl / good condition

Wall:
Painted drywall / good condition
brick wall at fireplace (9'-10" x 15'-0")
good condition

Ceiling:
Acoustic tile / good condition

Doors:
Wood entrance double doors
three panel-wire glass
two wood exterior doors
with aluminum double hung
closer & emergency hardware

Windows:
Two large assemblies; (23' x 6'-8") each
wood frame, single glazed
each included; three double hung (54" x 36")
eight fixed glass (22" x 36")
two fixed glass (6'-4" x 4'-6")
good condition except for pasts of sills

Two clerestory assemblies (1'-9" x 9'-10") each
wood frame, single glazed
including two operating awning windows
with screens
three fixed glass (1'-9" x 1'-9")
good condition

Date: Feb 6/99
Examined by: JB. LW, JE
Cabinets: Two fixed counters under windows
(23' x 10'')
good condition

shelf unit: (7' x 5' x10'')
column cabinet; (2'-8" x 2'-8"x 43'')
with doors
shelf unit: (10' x 5' x 10'')
good condition

Electrical fixtures: Twenty-two florescent fixtures (4' x 10'')
four missing lenses
three incandescent fixtures
eleven receptacles
three exit lights
two fire alarm pulls
one heat sensor
two emergency lights
one fire hose cabinet
one firebell

Notes: Fireplace opening (2'-8" x 4'-0'')

Science school storeroom: (28' x 11' x 8'-3'')
sheet vinyl floor, painted drywall
acoustic tile
two cabinets (8' x 3'-4" x30'')
one cabinet (13' x 3'-4" x 29'')
three wall shelf units (11' x 4' x 1')
with adjustable shelves
one shelf unit (4' x 4' x 1') fixed shelves
one shelf unit (2'-4" x 2'-6" x1')
two florescent fixtures (4' x 10'')
one window assembly(1'-9" x 9'-10'')
wood frame, single glazed
including two operating awning windows
with screens
Island School Building Inspection

Room name: Dining room
Room number: Rm56

Room size:
length: 64'-11" width: 33'-11" ceiling height: 8'-4" / 9'-10"

Floor: Sheet vinyl / good condition except damaged area (2' x 8"

Wall: Painted drywall & wallpaper
painted plywood wainscot
good condition

Ceiling: Acoustic tile / good condition

Doors: Wood double entrance doors
with wired glass
two wood exterior exits with double hung
with closer and emergency hardware
good condition

Windows:
Two large assemblies; (23' x 6'-8") each
wood frame, single glazed
each included; three double hung (54" x36"
eight fixed glass (22" x36"
two fixed glass (6'-4" x 4'-6"
good condition except for pasts of sills

Four clerestory assemblies (1'-9" x 9'-10") each
wood frame, single glazed
including two operating awning windows
with screens
three fixed glass (1'-9" x 1'-9"
good condition

Trim & cabinets: Wood trim / good condition

Date: Feb 6/99
Examined by: JB, LW, JE
Electrical fixtures:

Twenty four florescent fixtures (4' x 10"
one damaged lens
six incandescent fixtures
eight receptacles
three exit lights
two fire alarm pulls
one heat sensor
two emergency lights
one fire hose cabinet
one firebell
two exhaust fans
Island School Building Inspection

Room name: Rm57
Room number: Kitchen serving area

Room size:
length: 22'-10"
width: 7'-10"
ceiling height: 9'-10"

Floor:
Ceramic tile / good condition

Wall:
Painted drywall / good condition

Ceiling:
Painted drywall / good condition

Cabinets:
One stainless steel heated serving counter with doors below and butcher block
(15'-4" x 36" x 36")
one stainless steel side serving cabinet
six doors / six drawers with locks
(13' x 30" x 30")
six door stainless steel cabinet above lockable with shelves
stainless steel cabinets / excellent condition

Electrical fixtures:
Ten heat lamps over counter
four florescent fixtures (4'-0" x 6")
Island School Building Inspection

Room name: Kitchen dishwashing room
Room number: Rm58

Room size:
length: 10'-6"
width: 8'-6"
ceiling height: 8'-3"

Floor: Ceramic tile / good condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Windows: Wood window / good condition
Cabinets: Stainless steel counter (total 19' x 30")
with double stainless steel sink
one industrial dishwasher
Electrical fixtures: Two florescent fixtures
one heat sensor
Notes: one floor drain
Island School Building Inspection

Room name: Kitchen
Room number: Rm59

Room size:
length: 17'-6"
width: 34'-0"
ceiling height: 9'-10"

Floor: Ceramic tile / excellent condition
Wall: Painted drywall / good condition
Ceiling: Painted drywall / good condition
Windows: One wood double hung (32" x 22")
two wood double hung (42" x 32")
single glazed

Cabinets: Butcher block (6' x 2'-6'"
with utensil rack above

Electrical fixtures: eleven florescent fixtures (4' x 10"
with missing lenses
five receptacles

Appliances: One commercial stove (4'-6" x 3'-2" x 3')
with stainless steel upper shelf
one Curtis walk-in freezer (10'-5" x 7' x8'-6")
one Curtis freezer (4'-6" x 2'-10" x 7"
one domestic clothes washing machine
one domestic clothes dryer

Notes: Exhaust hood (10'-7" x 5'-10"
wall mounted sink
three stainless steel sinks (7'-10" x 2'-4"
three Garland ovens (4'-8" x 3' x 5'-11"
one fire extinguisher
Architectural Inspection Report  
Island Public & Natural Science School  
February, 1999

**Island School Building Inspection**

**Room**

Room name: Kitchen office  
Room number: Rm60

**Room size:**
length: 6'-6"  
width: 7'-0"  
ceiling height: 8'-0"

**Floor:**  
Ceramic tile / good condition

**Wall:**  
Painted drywall / good condition

**Ceiling:**  
Painted drywall / good condition

**Doors:**  
Two wood hollow core doors / good

**Windows:**  
Wood double hung (30" x 34")  
single glazed / good condition

**Electrical fixtures:**  
One incandescent fixture  
two receptacles

**Notes:**  
Adjoining bathroom  
with one sink & toilet  
good condition

*Date: Feb 4/99*  
Examined by: JB. LW, JE
Island School Building Inspection

Room name: Storage & loading dock
Room number: Rm61

Room size:
length: 15’-6”
width: 14’-7”
ceiling height: 8’-0”

Floor:
Painted plywood / good condition

Wall:
Painted drywall / good condition

Ceiling:
Painted drywall / good condition

Doors:
Metal overhead garage door (9’ x 7’)
good condition
wood exterior door

Electrical fixtures:
Two incandescent fixtures

ROOM

Date: Feb 6/99
Examined by: JB. LW, JE
Island School Building Inspection

Room name: Boys changeroom & shower
Room number: Rm62

Room size:
changeroom length: 11'-9" width: 10'-10" ceiling height: 11'-10"
shower room length: 13'-5" width: 10'-8" ceiling height: 11'-10"

Floor:
Ceramic tile with floor drain
good condition

Wall:
Changeroom:
painted drywall with cement board wainscot
some paint damaged
shower room:
painted drywall with ceramic tile (6'-8")
paint damaged

Ceiling:
Painted drywall
2' x 2' water damage

Doors:
One wood solid core door

Windows:
Changeroom window: (36" x 37")
single glazed, aluminum, double hung
with screen

shower room window: (36" x 37")
single glazed, aluminum, double hung
with screen

Trim & cabinets:
Wood bench (10" x 12'-0")
wood bench (1'-0" x 12'-0")

Electrical fixtures:
Three incandescent fixtures
one exhaust fan

Notes:
Shower enclosures (30" x 30" x 6'-3")
boxed-in roof drain may have caused damage

Date: Feb 5/99
Examined by: JB, JJ, JE, LW
Island School Building Inspection

Room name: Classroom #5
Room number: Rm63

Room size:
length: 31'-11"
width: 22'-11"

ceiling height: 11'-10"

Floor: Vinyl tile / fair condition

Wall: Painted drywall / fair condition except approximately 20 sq.ft camaged in two areas

Ceiling: Acoustic tile ceiling / good condition

Doors: One wood solid core door
four wood hollow core door

Windows: Typical metal window assembly: (92" x 62") with metal double hung (35" x 29") w/screen
with metal awning (28" x 17") w/screen
single glazed, seven fixed glass

four typical assemblies in room

Cabinets: Shelves (8' x 28" x 11") and (8' x 28" x 16")
sink island (5'-3" x 2' x 3'); drawers & doors
magazine rack (20" x 3')

Electrical fixtures: Sixteen florescent fixtures (4'-0" x 10")
four recessed incandescent fixtures
four receptacles

Notes: Chalkboard (14' x 4') & (12' x 4')
tackboard (23' x 4')
one heat sensor
one phone intercom
mezzanine (8' x 8' x 7'-6")
three closets (4'-1" x 27" x 8'-6")
with heat sensor and wood shelves
Architectural Inspection Report  
Island Public & Natural Science School  
February, 1999

Island School Building Inspection  

Room name: Classroom #4  
Room number: Rm64

Room size:  
length: 31'-10"  
width: 22'-11"  
ceiling height: 11'-9"

Floor:  
Vinyl tile / fair to good condition

Wall:  
Painted drywall / good condition  
except 2' x 2' damaged

Ceiling:  
Acoustic tile / good condition

Doors:  
One wood solid core door  
three wood hollow core doors

Windows:  
Typical metal window assembly: (92" x 62")  
with metal double hung (35" x 29") w/screen  
with metal awning (28" x 17") w/screen  
single glazed, seven fixed glass  

four typical assemblies in room

Trim & cabinets:  
Built-in shelf units; (15'-8" x 29"x 1'),  
(7'-8" x 31" x 1'), (5'-7" x 36" x 24") &  
(8' x 36" x 1')

Electrical fixtures:  
Twenty two florescent fixtures  
three receptacles  
one heat sensor  
one intercom phone

Notes:  
Chalkboards: (15'-8" x 4') & (13'-6" x 4')  
tackboard; (17'-4" x 4') & 4'-4" x 4')  

three closets; (2'-3" x 4'-3" x 8'-10")  
with wood shelves & heat sensors

Date: Feb 5/99  
Examined by: JB, JJ, JE, LW
Island School Building Inspection

Room name: Resource room
Room number: Rm65

Room size:
length: 12'-10"
width: 13'-8"
ceiling height: 11'-10"

Floor: Sheet vinyl / good condition

Wall: Painted drywall / good condition
except 3' x 4' damaged area

Ceiling: Acoustic tile / good condition

Doors: One wood solid core door / good condition

Windows: Typical metal window assembly: (92” x 62”)
with metal double hung (35” x 29”) w/screen
with metal awning (28” x 17”) w/screen
single glazed, seven fixed glass
two typical assemblies in room

Trim & cabinets: Wood trim / good condition
cabinet: (5'-2" x 6'-11" x 2')
with two lockable doors
shelf unit: (25'-10" x 8' x 1')
with 22 doors and 11 adjustable shelves

Electrical fixtures: One electrical panel
ten florescent fixtures (4' x 10'"
six receptacles
one exhaust fan
one heat sensor

Notes: Chalkboard (8' x 4')
tackboards (8' x 4') & (4'-6" x 4')
Island School Building Inspection

Out Building name: Portable #1, #2, #3, #4
Out Building number: O1, O2, O3, O4

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Exterior size:
length: 32'-1"
width: 24'-1"
height: low 10'-1"; centre 12'-5"
manufacturer: ARMCO
8" steel frame floor beam on concrete pads

Interior size:
length: 31'-3"
width: 23'-2"
ceiling height: 8'-3"

Exterior wall material: Painted steel walls
condition of wall material: wall steel / good condition
paint / good condition

Roof material: Painted steel roof / good condition

Doors:
Metal insulated doors w/ metal frame (two)
wired for security alarm
mechanical door closer
manual operable vent over door

condition of doors: Door condition / good
exterior door paint / fair

Windows:
Double hung (3'-6" x 6'-3" each) (four)
single glazing
aluminum frames
exterior protective steel mesh

condition of windows: Window condition / good

Floor material: Vinyl tile / good condition

Wall material: Vinyl covered drywall / good condition

Ceiling material: Suspended ceiling w/ composite panels
good condition
Architectural Inspection Report
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Trim: Metal wall panel trim / good condition
       vinyl baseboard trim / good condition

Electrical fixtures:
   exterior fixtures:
   Protective lights (500 watt halogen)

   interior fixtures:
   Florescent fixtures 4'-0" x 10" (twenty two)
   two wall receptacle
clock receptacle

Notes:
   Two fire pulls
   smoke detector linked to fire alarm
   fire extinguisher
   intercom telephone
   electrical baseboard heating
   exhaust fan (12" dia. Joy #oc12cs)
   wall thermostat
   electric panel in wall cabinet
   chalkboard 16' x 4'; 8' x 4'
   tackboard 16' x 4'
   wooden 4'-0" boardwalk path

Variations in portables:

Portable #1:
   Four exterior protective lights
   one cracked window pane
   three damaged florescent light lens

Portable #2:
   Five exterior protective lights
   bathroom 5' x 3'
   kitchen cabinet with double sink
   lower & upper cabinet 2'-6" x 6'-0"
   one children's sink
   three damaged florescent light lens

Portable #3:
   Three exterior protective lights
   one damaged exterior lens
   twelve damaged vinyl floor tiles
   two damaged florescent light lens

Portable #4:
   Three exterior protective lights
   twelve damaged vinyl floor tiles
   three damaged florescent light lens
Island School Building Inspection

Out Building name: Portable #5
Out Building number: 05

Date: Feb 3/99
Examined by: JB, JJ, JE

Exterior size:
length: 32'-3"
width: 23'-9"
height: low 12'-0"; centre 12'-10"

Interior size:
length: 31'-1"
width: 22'-8"
ceiling height: 8'-1"

Exterior wall material: Painted steel walls
condition of wall material: wall steel / good condition
paint / good condition

Roof material: Roll roofing / good condition

Doors:
Metal door w/ wood frame (two)
mechanical door closer

condition of doors:
Door condition / good
exterior door paint / fair

Windows:
Double hung (3'-0" x 3'-6" each) (four)
double glazing
aluminum frames

condition of windows:
Window condition / good

Floor material:
Vinyl tile / good condition

Wall material:
Vinyl covered drywall / good condition
except 3' x 10' damaged area under windows

Ceiling material:
Suspended ceiling w/ composite panels
good condition, except one missing tile

Trim:
Metal wall panel trim / good condition
vinyl baseboard trim / good condition
OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Island School Building Inspection

Out Building name: Portable #5 (continued)
Out Building number: 05

Electrical fixtures:

exterior fixtures: Protective lights (500 watt halogen) (one)
one door light

interior fixtures: Florescent fixtures 4'-0" x 10" (sixteen)
four fixtures missing lens
two wall receptacles

Notes:

Two fire pulls
smoke detector linked to fire alarm
fire extinguisher
intercom telephone
electrical baseboard heating
exhaust fan
wall thermostat
electric panel in wall cabinet
chalkboard 12' x 4', 20' x 4'
tackboard 12' x 4'
Island School Building Inspection

Out Building name: Storage shed (old aviary)
Out Building number: O6

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Building size:
length: 44'6"
width: 15'6"
height: 7'6"

Wall material:
Plywood sheathing / poor condition
wall bottom on grade
paint peeling

Roof material:
Roll roofing / poor condition
roof framing damaged

Doors & windows:
Three plywood doors / poor condition

Floor material:
Plywood floor / very poor condition

Notes:
General condition poor
Island School Building Inspection

Out Building name: Old granary
Out Building number: 07

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Building size:
length: 16'-4"
width: 8'-3"
height: 7'-3" (low); 8'-8" (high)

Wall material:
Wood siding (board & batten)
wood good condition
paint peeling

Roof material:
Roll roofing
poor condition

Doors & windows:
Wood door
good condition
wood frame window 4' x 3'
single glazed / fair condition

Floor material:
Wood floor / good condition

Notes:
Three large grain bins 3'-9" x 4'-0" x 3'-6"
galvanized metal liners
excellent condition
elevate shed for ventilation under

Historical note:
Shed was moved here from Hanlan's Point
housing community around 1961
Island School Building Inspection

Out Building name: Garage
Out Building number: 08

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Building size:
length: 30'-4"
width: 12'-5"
height: 7'-6" / 10'-7 at peak

Wall material:
Wood siding, 6" cove
wood / good condition
paint peeling

Roof material:
Asphalt shingles
shingles / poor condition

Doors & windows:
Metal overhead door (9' x 6')
door / fair condition
timber approach ramp
single slab door - not in use

Four (2' x 2') wood frame windows
single glazed / good condition

Floor material:
Wood floor / good condition

Notes:
Interior:
exposed structure in excellent condition
4' x 8' workbench / excellent condition
2'-6" x 8' workbench / good condition
two metal lockers for flammable materials
three electric fixtures on interior

Historical note:
Garage was moved here from Centre Island
(between Clandeboyce Ave. and Criole Ave.)
housing community around 1965
Island School Building Inspection

Out Building name: Old pump house (storage)
Out Building number: O9

Building size:
length: 11’-10”
width: 7’-11”
height: 8’-0” (low), 10’-3” (peak)

Wall material:
Wood siding, 7” shiplap
wood / good condition
paint peeling

Roof material:
Roll roofing
very poor condition
roofing missing on 25% of roof
plywood sheathing / excellent condition

Doors:
4’ x 8’ x 6’ double wood access (lockable)
paint on doors / fair condition

Floor material:
Wood floor, 3/4” plywood

Notes:
Interior:
interior structure excellent
inside walls sheathed in plywood
two metal ventilation grilles
building on poured concrete foundation
electric service panel on interior

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE
Architectural Inspection Report
Island Public & Natural Science School
February, 1999

Island School Building Inspection

Out Building name: Shed
Out Building number: O10

Building size:
length: 10'-5"
width: 8'-6"
height: 7"-0" (low) 9'-0" (high)

Wall material:
Wood siding, 7" cove
wood / good condition
paint peeling

Roof material:
Roll roofing / poor condition
roof frame & sheathing / good condition

Doors & windows:
Wood door / fair condition
wood frame window / fair condition
two window openings covered

Floor material:
Wood floor / good condition

Notes:
Interior / good condition

Out BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

History note:
this shed was moved from the Hanlan's Point community around 1963
Island School Building Inspection

Out Building name: Metal recycling & garbage shed  Date: Feb 3/99
Out Building number: 011  Examined by: JB, JJ, JE

OUT BUILDINGS

Building size:
length: 10' -2"  width: 8'-2"  height: 8'-0" (low), 9'-4" (peak)

Wall material:  Prefab galvanized sheet metal
excellent condition

Roof material:  Prefab galvanized sheet metal
excellent condition

Doors:  Overhead roll-up door
8'-0" x 6'-6"
excellent condition

Floor material:  Grade level asphalt / excellent condition

Notes:  Building is completely secure from animals
Island School Building Inspection

Out Building name: Metal shed
Out Building number: O12

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Building size:
length: 8'-6"
width: 6'-1"
height: 5'-7" (low), 6'-5" (peak)

Wall material: Painted prefabricated steel
good condition
paint faded

Roof material: Painted prefabricated steel
fair condition / two small holes
roof ridge damaged
paint faded

Doors: Two metal sliding doors
2'-11" x 5'-3"
good condition

Floor material: Grade level asphalt / excellent condition
Island School Building Inspection

Out Building name: Lean-to-shelter
Out Building number: O13

OUT BUILDINGS

Date: Feb 3/99
Examined by: JB, JJ, JE

Building size:
length: 68'-0" width: 11'-6" height: 9'-0" (front), 12'-4" (back)

Wall material:
Wood pressure treated posts (6" x 6")
six columns with diagonal bracing
beam frame pressure treated (6" x 8")
fastened with steel connectors & 5/8" bolts
lean-to in excellent condition

Roof material:
Corrugated fiberglass sheet roofing
excellent condition

Floor material:
Grade level asphalt / excellent condition

Notes:
Asphalt paving / excellent condition
Island School Building Inspection

OUT BUILDINGS

Out Building name: Playground storage shed #1,#2  Date: Feb 3/99
Out Building number: O14 & O15  Examined by: JB, JJ, JE

Building size:
length: 12'-3"  width: 5'-2"  height: 6'-4" (low). 7'-0' (high)

Wall material:
Wood siding, 7" shiplap
wood / excellent condition
stain faded

Roof material:
Roll roofing / good condition

Doors:
Two sets of double wood doors (4'-9" x 5'-10")
doors / good condition

Floor material:
Plywood floor / good condition
Island School Building Inspection

Out Building name: Play structures & towers
Out Building number: O16, O17

Play structures:

O16a
Very large playground structure (25' x 25')
wood 6'' x 6'' frame with fibreglass slides
fastened with steel plates & bolts
enclosed on a wood framed sand box
excellent condition

O16b
Large playground structure (15' x 10')
wood 6'' x 6'' frame with fibreglass slides
fastened with steel plates & bolts
enclosed on a wood framed sand box
excellent condition

Towers & Flagpole:

O17a
Steel communication tower (50'-0'')
concrete footing
excellent condition

O17b
Steel communication tower (30'-0'')
anchored to building
poor condition

O17c
Flagpole
wooden, freestanding / poor condition

OUT BUILDINGS
Date: Feb 3/99
Examined by: JB, JJ, JE
6.2.3 New roof:
new shingles & flat roof on 1922 /09 roof
new shingles on the two 1932 roofs

6.3. Interior Room repairs & maintenance:

6.3.1 Repair cracked window glass in several locations.
6.3.2 Investigate and repair paint/moisture damage on walls and ceilings of washrooms with showers. Damage may be due to inadequate mechanical ventilation.
6.3.3 Investigate and repair drywall damage in wall between classroom #5 and the boys' change room / shower room. Damage may be plumbing or inadequate moisture ventilation in shower room.
6.3.4 Investigate and repair water damage on the inside of the exterior wall of classroom #4 and the inside of the exterior wall of the resource centre.
6.3.5 Investigate and repair water damage at the window head in staff bedroom #33 and #34. Damage may be due to ice damming on roof.
6.3.6 Repair floor structure in the hall and in staff bedrooms of the 1909 section of the building.
6.3.7 Repair interior window sill/frame damage in several locations. This repair should be done in conjunction with some form of double glazing which would reduce condensation on the interior glass surface.
6.3.8 Replace broken or missing light fixture lenses in several locations.
6.3.9 Repair and paint drywall where damaged in several locations.

6.4 Outbuilding repairs & maintenance:

6.4.1 Repair broken window glass in (portable #1) O1
6.4.2 Repair roofing on (Old pump house building) O9
6.4.3 Repair roofing on (Shed) O10
6.4.4 Repair ramp (Boys’ dormitory) #5
6.4.5 Repair roof & lift (Old granary) O7
6.4.6 Repair roof ridge (Metal shed) O12
6.4.7 Repair overhead door & replace roof shingles (Garage) O8

6.5 Landscape

The purpose of this report was to examine the architecture and due to time limits the landscape was not studied in detail; however, it is extremely important relative to the long term use of the building. It is understood that adjacent land uses have a strong indigenous character and it would seem that any future landscape use around the school should continue this approach. The site is part of the Carolinian Zone which includes fauna and flora not found anywhere else in Canada. The Toronto Islands is also a major stopover for southern song birds and this must be addressed in any form of future landscape planning.

Existing Landscape Elements

6.5.1 Environmentally Sensitive Areas
The most sensitive part of the site occurs along the south edge between the beach and the school buildings. Along the eastern end of this section the vegetation should be re-enforced with native species that are wind resistant and have fibrous root systems to control erosion.

Low sand dunes make up the landform character in this area. Several of the dunes angled to the water’s edge show the most erosion damage. Stabilizing these dune ends is important for the old school but is equally important for the area as a whole as it is a naturalistic and recreational zone. One solution would be to re-enforce the ends of the dunes with dry stone battered walls. Access and activity on the dunes should be restricted and a specialized planting plan be designed to limit the erosion with native plant material. We suggest that
"natural" bio-engineering techniques be examined as a methodology for addressing erosion.

6.5.2 Plant Materials
The main surface material is a combination of grasses forming a turf throughout with various ornamental and native trees and shrubs positioned in various locations around the buildings. Species include flowering crab apples, mature Japanese yews, several conifer species, birch, poplars, Nootka false cypress and black willows - all in good condition and worth preserving. Any future renovations should consider reducing the turf areas because of the amount of water necessary to maintain grass as well as the amount of labour and machine use. Lawn areas could be replanted with native ground covers and wildflowers.

Large scale planting should be used to protect the building from prevailing winds without blocking the solar exposure. This would also cut down on heating and cooling costs. Deciduous planting should be considered on the south side of the building for shade purposes. In winter, the deciduous trees and shrubs lose their leaves and allow maximum sunlight to heat the building. Native vines could be grown on the chain link fences that would act as a support. Many native vegetative species attract birds and other wildlife. The berries of such species provide important nourishment throughout the fall and winter. It would be in keeping with the naturalistic atmosphere of the Island to encourage this type of planting.

6.5.3 Hard Surface
There is an existing asphalt driveway, parking area and several walkways. There is also a wood walkway system between the portables. Along the
east side of the building there is a concrete walkway. All are in good condition. Any future plans should consider reducing the amount of asphalt against the building and adding native ground covers and wildflowers.

6.5.4 Landscape Summary

We recommend a more in-depth study of the landscape surrounding the area. A management plan that addresses erosion, maintenance of the existing landscape, and a landscape design plan for new native planting should be an essential part of any long-term planning for the structure. The building is ideal for use by environmentalists, birdwatchers, artists, wildflower enthusiasts to name a few.

6.6 General Summary:

Based upon the recent architectural inspection, the building is generally in good condition, but requires some repair.

The architectural inspection group were very clear in their opinion that the collection of buildings offered terrific potential for use. Because the future of the building as a school, has been under discussion for a long period of time, the normal maintenance issues have accumulated and created several problems and a perception that the building is in poor condition. The repairs that have been done in recent years have been serviceable but not beautiful, hence there is an appearance of deterioration and disorder. The revitalization of this building would be particularly in keeping with the City of Toronto slogan of "Reduce (waste), Reuse & Recycle". In particular, the Reducing (waste), Reusing & Recycling of the Island school building is an opportunity to demonstrate major principles of the school’s curriculum to students of the new school and the greater Toronto community.
Although the building is no longer viable as a public school for children it has fantastic potential for adult art, science and environmental activities for the greater Toronto area.

“What you see depends on where you stand when you look”

Lao-tsu (c. 604-c.531 B.C.)