



# Facility Inspection Tool

## Summary of Ratings For Williams Facility Inspection

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION <b>Los Angeles Unified (LAUSD) / Los Angeles County Office of Education</b>		COUNTY <b>Los Angeles</b>	
SCHOOL SITE / ADDRESS <b>Ocean Charter, 12870 Panama St., Los Angeles, CA 90066</b>		SCHOOL TYPE (GRADE LEVELS) <b>Multi Level</b>	NUMBER OF CLASSROOMS ON SITE <b>25</b>
INSPECTOR'S NAME <b>Ramos, Jake</b>		NAME OF DISTRICT REPRESENTATIVE <b>Cesar Alvarado</b>	TITLE OF DISTRICT REPRESENTATIVE <b>CPM</b>
DATE OF INSPECTION <b>08/29/2023</b>	am	FOLLOW-UP INSPECTION DATE <b>Announced Visit</b>	CDS CODE <b>19647330102335</b>

Total # of Areas Evaluated	Category Totals	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/ FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS / FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIAL	STRUCTURAL	ROOFS / GUTTERS	PLAYGROUND SCHOOL GROUNDS	Windows/Door Gates/Fences
↓  22	# of '✓'s	22	22	22	22	22	22	22	5	21	22	22	22	12	13	22
	# of "D"s															
	# of "X"s															
	# of "NA"s								17	1			10	9		
% of System in Good Repair # of ✓'s divided by (Total Areas - "NA"s)*		100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Total % per Category (Average of above)*		100			100	100		100	100		100		100		100	
Rank Good=90-100% Fair=75-89.99% Poor=0-74.99%		Good			Good	Good		Good	Good		Good		Good		Good	

\*Note - An extreme deficiency in any area automatically results in a "Poor" rating for that category and a zero for "Total % per Category".

**OVERALL RATING:** DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE → **100.00%** SCHOOL RATING → **EXEMPLARY**

<b>Ratings Reduction</b>		Site	Building		Students	Adults
<b>Rationale</b>		SqFt	1146935	209297	Female Fixtures	4
					Male Urinals	0
					Male Toilets	4
					Gender-Neutral Fixtures	0

Percentage	Description	Rating
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of school.	<b>Exemplary</b>
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	<b>Good</b>
75-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs an/or additional maintenance are necessary in several areas of the school site.	<b>Fair</b>
0-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	<b>Poor</b>

**Detail Report**  
**Williams Facility Inspections**  
**School year 2023-2024**



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**64733 - Los Angeles Unified (LAUSD) - ESC West**

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**19647330102335 - Ocean Charter**

# of Instruction Rooms 25

# Inspected 17

% Instruction Rooms 68%

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The following rooms were inspected with no deficiencies:

- |                   |                    |                          |
|-------------------|--------------------|--------------------------|
| 1 - Admin Offices | 9 - Classroom 127  | 17 - Classroom 222       |
| 2 - Classroom 103 | 10 - Classroom 129 | 18 - Classroom 228       |
| 3 - Classroom 106 | 11 - Classroom 201 | 19 - Library             |
| 4 - Classroom 109 | 12 - Classroom 204 | 20 - MPR                 |
| 5 - Classroom 110 | 13 - Classroom 207 | 21 - Restrooms 1st Floor |
| 6 - Classroom 111 | 14 - Classroom 208 | 22 - Restrooms 2nd Floor |
| 7 - Classroom 114 | 15 - Classroom 209 |                          |
| 8 - Classroom 124 | 16 - Classroom 221 |                          |
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**OBSERVATIONS: None**

Inspection Reviewed by:

Cesar Alvarado

CPM

8/29/2023 10:05:36 AM

Note: When a deficiency is observed that involves moisture of any kind, including, but not limited to a stained ceiling tile or damp carpeting, it is the responsibility of the District to perform any necessary testing to determine the source of the moisture or any other hazards and then provide appropriate repairs. This report is a list of observations only and is not intended to diagnose the cause of a deficiency.