

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

**Architectural Inspection**

**X471**

**Asset:** SOUTH BRONX HS AF - BRONX, 701 ST ANNS AVENUE, BRONX, NY, 10455

Inspection Id	Inspection Type	Time In	Last Edited
1357	ARCHITECTURAL - SENIOR	2023-11-30 08:54AM	2024-01-24 12:52PM
1372	ARCHITECTURAL - ASSOCIATE	2023-11-30 08:44AM	2023-12-12 02:57PM

**Asset Data**

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Hazel Joseph Roseboro
Principal Organization	University Heights HS - Bronx
Meeting with Principal?	Yes
Principal Feedback	The Principal had no comments or concerns regarding the condition of their asset.
Custodian	N/A
Was the Custodian Present?	No
Fireman	Louis Tamburri
Was the Fireman Present?	Yes
Building Square Footage	1,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	Total Site Area: 170000 SF; Playing Surface Area: 170000 SF
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Year Built	1921
Student Population	931
Staff Population	2
Comments on the Number of Classrooms	0
Weather	Fair
Facade Photo	



Facade F - Northwest View

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

**Architectural Inspection**

**X471**

Main Entrance Photo



Facade A - Northeast View

Roof Photo



Athletic Field - Southwest View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

No

No Storm Water Management Type Selected

Systems: Athletic Field replacement

Years: 2020

Systems: New Roll Up Door at South Storage Shed

Years: 2011

Systems: Running Track and Playing Surface, New Storage Shed

Years: 2001

No New Construction

No Tandem

No

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

**Structural Engineer Required**

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded						

**Programmatic Accessibility**

Programmatic Accessibility Status Question	Response

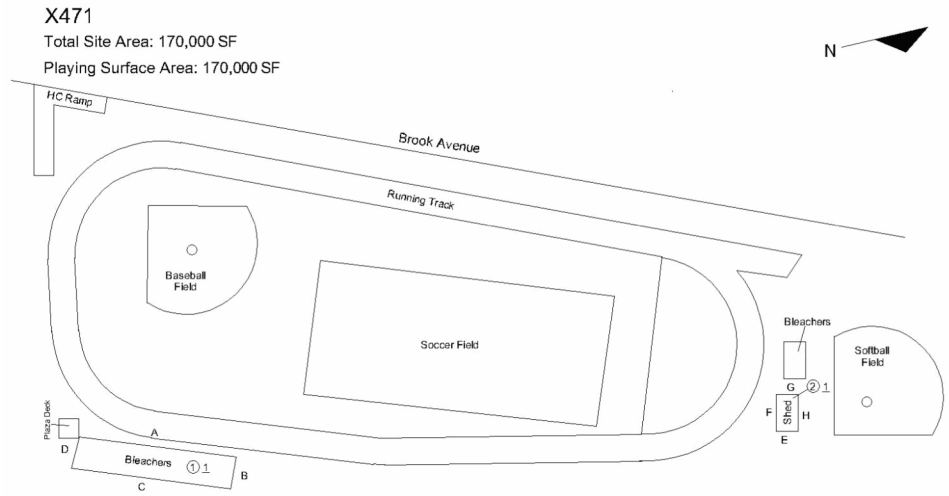
**NYC Department of Education  
Building Condition Assessment Survey 2023-2024**

**Architectural Inspection**

**X471**

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
------------------------------	--------	----------	----------	------------	----------------------------	-------------------

**Building Template**



**Inspection**

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not exist
<b>TRANSOM/SIDE LIGHT</b>	Does not exist
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Steel
Replacement Quantity	3,500
Replacement Uom	S.F.
Instance on All Facades (North Storage Shed)	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	1,250
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:SEVERE DENTS
Roof Plan Reference	

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

*Architectural Inspection*

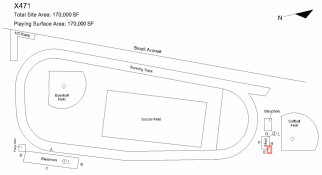

**X471**

Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Elevation	
Elevation Reference	Facade F and H
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Facade F
Violations	No photo recorded No violations recorded
Instance on All Facades (South Storage Shed)	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,250
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
<b>EXTERIOR SOFFITS</b>	Does not exist
<b>LOADING DOCK</b>	Does not exist
<b>LOUVER</b>	Does not exist
<b>PARAPETS</b>	Does not exist
<b>PLAZA DECK</b>	Inspected
Instance on Concrete:Roof 1 (South Shed)	Inspected
Instance Condition	3- Fair
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Installation Year	1921
Source of Installation Year	Inspector Estimate
Deficiency	CONCRETE:BEYOND USEFUL LIFE
Deficiency Location/Instance	Concrete:Roof 1 (South Shed)
Deficiency Quantity	1,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>ROOF</b>	Inspected
<b>ROOFING</b>	Inspected
<b>ROOF HATCH/SMOKE HATCH</b>	Does not exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	2- Between Good and Fair

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

*Architectural Inspection*

**X471**

Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>ROOFING</b>	
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Deficiency	<b>DAMAGED/MISSING</b>
Deficiency Location/Instance	
Deficiency Quantity	14
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Metal Storage Shed
Violations	No photo recorded No violations recorded
<b>ROOF BARRIER/FENCE</b>	Does not exist
<b>ROOF CAGE</b>	Does not exist
<b>ROOFING</b>	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
Instance on Metal:Roof 2 (North Shed)	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	500
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2001
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
<b>ROOFING DRAINS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SPECIALTIES</b>	Inspected
<b>BULKHEAD/PENTHOUSE</b>	Does not exist
<b>CUPOLA/ SPIRES/ TOWERS</b>	Does not exist
<b>DORMER</b>	Does not exist
<b>DUNNAGE STEEL</b>	Does not exist
<b>SKYLIGHT/ROOF VENT</b>	Does not exist
<b>ROOF/GRAVITY TANK</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected

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

*Architectural Inspection*



**X471**

<b>Question</b>	<b>Response</b>
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not exist
<b>RAILINGS</b>	Does not exist
<b>STAIRS/RAMPS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>WINDOWS</b>	Does not exist
<b>INTERIOR</b>	Does not exist
<b>POOLS</b>	Does not exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Not required
<b>ROOF STRUCTURE</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not exist
<b>ATHLETIC FIELDS</b>	Inspected
<b>PLAYING SURFACE</b>	Inspected
Replacement Quantity	170,000
Replacement Uom	S.F.
Synthetic Turf Field exists?	Yes
Synthetic Turf Installation Year	2020
Instance on Baseball Field	Inspected
Instance Condition	1- Good
Instance Quantity	35,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Running Track	Inspected
Instance Condition	1- Good
Instance Quantity	35,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Soccer Field	Inspected
Instance Condition	1- Good
Instance Quantity	75,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
Instance on Softball Field	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	25,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
<b>FIXED EQUIPMENT</b>	Does not exist
<b>SEATING</b>	Inspected
<b>Benches</b>	Inspected
Concrete	Does not exist
Metal/Wood/Plastic	Inspected
Condition	1- Good

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

*Architectural Inspection*



**X471**

Question	Response
<b>ATHLETIC FIELDS</b>	
<b>SEATING</b>	
<b>Benches</b>	
<b>Metal/Wood/Plastic</b>	
Deficiency	No deficiencies recorded
<b>Bleachers</b>	Inspected
<b>Concrete</b>	Inspected
Condition	3- Fair
Deficiency	CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Left, Right Side
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Left Side
Violations	No photo recorded
Violations	No violations recorded
<b>Metal/Wood/Plastic</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>SITE</b>	Inspected
<b>CONTAINERIZATION</b>	Does not exist
<b>DRAINAGE SYSTEM FOR ASPHALT</b>	Inspected
<b>Catch Basins/Manhole - Surrounded by Asphalt</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED COVER
Deficiency Location/Instance	North of Field
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	North of Field
Violations	No photo recorded
Violations	No violations recorded
<b>Culverts - Asphalt Covering</b>	Does not exist
<b>DRAINAGE SYSTEM FOR CONCRETE</b>	Does not exist
<b>DRAINAGE SYSTEM FOR SOIL</b>	Does not exist

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

*Architectural Inspection*

**X471**


Question	Response
<b>SITE</b>	
<b>DRINKING FOUNTAINS</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>FENCES</b>	Inspected
Condition	3- Fair
Deficiency	CONCRETE CURB:DAMAGED/DETERIORATED
Deficiency Location/Instance	Right Side, Near Bleachers
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Right Side
Violations	No photo recorded No violations recorded
Deficiency	WROUGHT IRON:DAMAGED/DETERIORATED
Deficiency Location/Instance	Exit Brook Avenue
Deficiency Quantity	80
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Brook Avenue
Violations	No photo recorded No violations recorded
<b>IRRIGATION SYSTEM</b>	Does not exist
<b>PAVING</b>	Inspected
<b>Student Non-Use</b>	Does not exist
<b>Student Use</b>	Inspected
Gravel Exists?	No
<b>Asphalt</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Concrete</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Pavers</b>	Does not exist
<b>Site Sidewalks &amp; Walkways</b>	Does not exist



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

*Architectural Inspection*

**X471**

Question	Response
<b>SITE</b>	
<b>PAVING</b>	
<b>DOT Sidewalk</b>	Inspected
<b>Asphalt</b>	Does not exist
<b>Concrete</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Brook Avenue, Westchester Avenue
Deficiency Quantity	2,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>Pavers</b>	Does not exist
<b>PLAYGROUNDS</b>	Does not exist
<b>PLAYING SURFACE</b>	Under construction
<b>RETAINING WALLS</b>	Inspected
Condition	4- Between Fair and Poor
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Brook Avenue, Westchester Avenue
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
<b>SEATING</b>	Does not exist
<b>SITE WALLS (NOT RETAINING WALLS)</b>	Does not exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>Site Cheek/flank Walls</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Brook Avenue
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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

*Architectural Inspection*

**X471**

Question	Response
----------	----------

**SITE**

**STAIRS/RAMPS: EXTERIOR**

**Site Cheek/flank Walls**

Deficiency Photo 1



Brook Avenue

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

**Railings**

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

**Stairs/ramps**

Inspected

Condition

3- Fair

Deficiency

CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR

Deficiency Location/Instance

Brook Avenue

Deficiency Quantity

50

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Brook Avenue

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

NYC Department of Education  
Building Condition Assessment Survey 2023-2024

*Architectural Inspection*

X471

Does the SCA expect asset to have artwork?

No