

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

Architectural Inspection

X833

Asset: REGION 2 ROC B - BRONX, 1230 ZEREGA AVENUE, BRONX, NY, 10462

Inspection Id	Inspection Type	Time In	Last Edited
221	ARCHITECTURAL - SENIOR	2023-10-17 07:11AM	2023-11-06 10:15AM
318	ARCHITECTURAL - ASSOCIATE	2023-10-17 12:38PM	2023-11-15 10:14AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Dennis Martinez (Administrator)
Principal Organization	Region 2 ROC B
Meeting with Principal?	No
Principal Feedback	The Principal had no comments about the condition of the building at this time.
Custodian	Ted Carrington
Was the Custodian Present?	No
Fireman	Marydith Murillo (Cleaner)
Was the Fireman Present?	Yes
Building Square Footage	33,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Year Built	1985
Student Population	0
Staff Population	190
Comments on the Number of Classrooms	0
Weather	Fair
Facade Photo	



Corner of Zerega Avenue and Ellis Avenue - Northeast View

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Main Entrance Photo



Facade A - Zerega Avenue

Roof Photo



Roof 1 - Southwest View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Room 31 new vinyl tile floor

Years: 2023

Systems: Wooden Service ramp repairs

Years: 2022

Systems: New Roll Down Doors at Main Entrance including soffit replacement; wood service ramp and railing replacement

Years: 2017

Systems: Limited Roofing repairs

Years: 2016

Systems: Partial Roof and Exterior Stair repairs

Years: 2012

No New Construction

Have there been any New Building Additions?

No Tandem

Tandem

Leased Space?

Yes

Year Leased

2003

Inspection Type

Full Inspection

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

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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
Is the Primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	No
Are ALL occupied Spaces on the accessible route?	Yes
Are there accessible toilets In the building?	Yes

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

Exterior Routes

Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

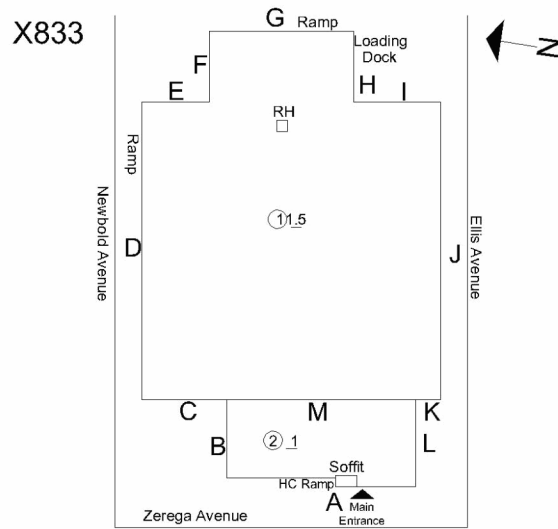
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	No					
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
Room 64 (Directors Office)	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)	No					
Toilet Rooms (girls)	No					
Toilet Rooms (staff)						
Rooms 83 and 84; Room 24 - Unisex (Not in use)	Yes	Yes				

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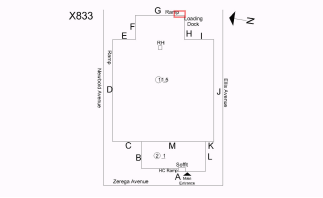

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Building Template



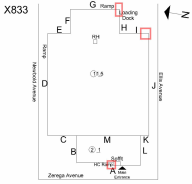
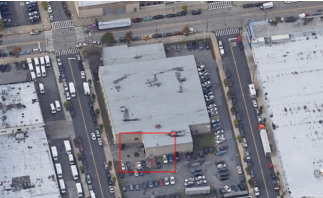

Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Does not exist
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3- Fair
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 6
Violations	No photo recorded No violations recorded

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Question	Response
EXTERIOR	
DOORS	
DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry
Replacement Quantity	13,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3- Fair
Instance Quantity	13,000
Instance Quantity Uom	S.F.
Deficiency	BRICK:DETERIORATED JOINTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facade E
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Near Exit 6
Violations	No photo recorded No violations recorded
Deficiency	BRICK:CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

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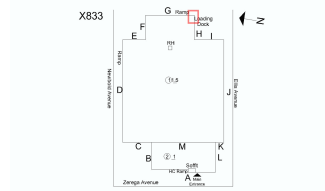
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan Reference



Elevation



Elevation Reference

Corner Facade G and H

Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Corner Facade G and H

Violations

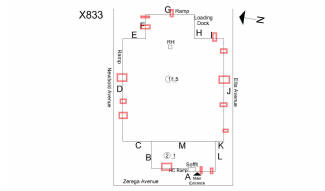
No photo recorded

No violations recorded

Deficiency

BRICK:DETERIORATED CONTROL/EXPANSION JOINTS WITH DAMAGED CAULKING

Roof Plan Reference



Elevation



Elevation Reference

All Facades

Deficiency Quantity

300

Quantity Uom

L.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3


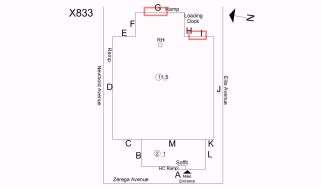


Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade A
Violations	No photo recorded
Deficiency	No violations recorded
Rooftop Reference	CAST IN PLACE / PRE-CAST CONCRETE:EFFLORESCENCE
Elevation	
Elevation Reference	
Deficiency Quantity	Facade G
Quantity Uom	150
Potential Action	S.F.
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 1
Deficiency Photo 1	LEVEL 1
Deficiency Photo 2	
Violations	Facade G
	No photo recorded
	No violations recorded
EXTERIOR SOFFITS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist

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Question	Response
EXTERIOR	
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not exist
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	33,000
Replacement Uom	S.F.
Instance on Modified Bitumen:All Roofs	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	3- Fair
Instance Quantity	33,000
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?	Yes
Sustainable Roof System Type	White Roof
Sustainable Roof System Location (Roof Number)	Roof 1
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	Yes
Installation Year	1985
Source of Installation Year	Documented
Deficiency	MODIFIED BITUMEN:ROOFING:BEYOND USEFUL LIFE
Deficiency Location/Instance	Modified Bitumen:All Roofs
Deficiency Quantity	33,000
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
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	5- Poor

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Deficiency Deficiency Location/Instance	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR 
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Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	25 S.F. REPLACE PRIORITY 4 LEVEL 2 
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Deficiency Photo 2 Violations	Exit 6 No photo recorded No violations recorded
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RAILINGS

Condition	Inspected
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Deficiency Deficiency Location/Instance	RUST - MAJOR 
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Deficiency Quantity Quantity Uom Potential Action Urgency of Action Purpose of Action Deficiency Photo 1	15 L.F. REPLACE PRIORITY 4 LEVEL 2 
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Deficiency Photo 2 Violations	Main Entrance No photo recorded No violations recorded
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STAIRS/RAMPS

Condition	Inspected
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Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
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Question

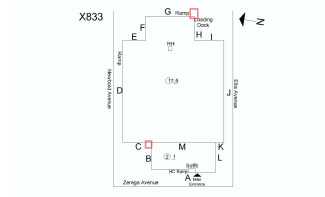
Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 6

Deficiency Photo 2

No photo recorded

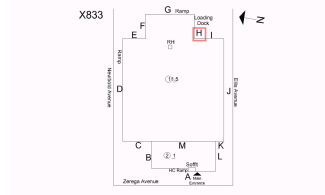
Violations

No violations recorded

Deficiency

CONCRETE: WORN-OUT TREAD/RISER/NOSING

Deficiency Location/Instance



Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 5

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

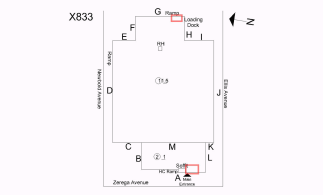

Deficiency

CONCRETE: CRACKS/SPALLING - MAJOR

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	1,500
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung:Facade D, E, H and J	Inspected
Instance Condition	3- Fair
Instance Quantity	1,500
Instance Quantity Uom	S.F.
Installation Year	1985
Source of Installation Year	Documented
Are these windows insulated?	Yes
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:Facade D, E, H and J
Deficiency Quantity	1,500
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
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2- Between Good and Fair

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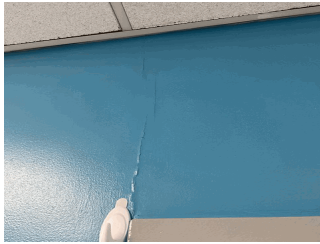
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Question	Response
INTERIOR	
STRUCTURAL	
COLUMNS/BEAMS/BEARING WALLS	
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	Rooms 24, 38, Corridor near Rooms 24, 43, 47 and others.
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 38
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room 37
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 37
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Rooms 11, 24, 17, 46, 76
Deficiency Quantity	75
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 76
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Under construction
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	3- Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Room 83
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room 83
Violations	No photo recorded No violations recorded
Stalls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Does not exist
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Inspected
Catch Basins/Manhole - Surrounded by Asphalt	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	4- Between Fair and Poor
Deficiency	CHAIN LINK:DAMAGED/DETERIORATED
Deficiency Location/Instance	Ellis Avenue, Newbold Avenue
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question **Response**

SITE

FENCES

Deficiency Photo 1



Newbold Avenue

Deficiency Photo 2



Ellis Avenue

Violations

No violations recorded

Deficiency

CHAIN LINK:DAMAGED POST/RAIL

Deficiency Location/Instance

Newbold Avenue

Deficiency Quantity

10

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Newbold Avenue

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

Deficiency

WROUGHT IRON:DAMAGED/DETERIORATED

Deficiency Location/Instance

Zerega Avenue

Deficiency Quantity

40

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Zerega Avenue



Deficiency Photo 2

No photo recorded

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Question	Response
SITE	
FENCES	
Violations	No violations recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	Yes
Asphalt	Inspected
Condition	4- Between Fair and Poor
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Parking Lot, Loading dock
Deficiency Quantity	4,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Parking Lot
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Concrete	Does not exist
Pavers	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Near the Main Entrance
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Near the Main Entrance
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Pavers	Does not exist
DOT Sidewalk	Inspected
Asphalt	Does not exist

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Ellis Avenue, Newbold Avenue, Zerega Avenue
Deficiency Quantity	1,200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Zerega Avenue No photo recorded
Violations	No violations recorded
Deficiency	HEAVING
Deficiency Location/Instance	Ellis Avenue, Zerega Avenue
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	Zerega Avenue No photo recorded
Violations	No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Does not exist
SEATING	Does not exist
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Does not exist

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Does the SCA expect asset to have artwork?

No