

MLS Building Audit Program - Details

Property Address : 200 CHALKFARM DR

Legal Description: PLAN M1271 BLK A

Roll No. : 1908011181001000000

Building : 200 CHALKFARM DR

Report Date : May 11, 2012

Building Audit Date : May 21, 2009

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to May 11, 2012

Part I - Building Audit Activity Summary :

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | % Complied |
|-----|-----------------------|-----------------------------|---|----------------------|------------------|-----------------|------------|
| 1 | Property Standards | 09 141511 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 28-May-09 | 10-FEB-10 | 100.00% |
| 2 | Property Standards | 09 145071 PRS 00 IV | REPORT ORDERS - WINDOW AIR CONDITIONERS | Order Issued | 5-Jun-09 | 06-JUL-09 | N/A** |
| 3 | Property Standards | 09 145092 PRS 00 IV | REPORT ORDERS - SATELLITE DISHES | Order Issued | 5-Jun-09 | 06-JUL-09 | N/A** |
| 4 | Property Standards | 09 145105 PRS 00 IV | REPORT ORDERS - WINDOW LIMITING DEVICES | Order Issued | 5-Jun-09 | 06-JUL-09 | N/A** |
| 5 | Property Standards | 09 146712 PRS 00 IV | EXTERIOR COMMON ELEMENTS | Closed | 9-Jun-09 | 09-JUL-09 | 100.00% |
| 6 | Property Standards | 09 147036 PRS 00 IV | U/G PARKING GARAGE - DEFECTS | Closed | 9-Jun-09 | 09-JUL-09 | 100.00% |
| 7 | Waste | 09 145253 WST 00 IV | LITTER DUMPING/REFUSE INVESTIGATION | Closed | 5-Jun-09 | 15-JUN-09 | N/A** |

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.

N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 6 | Property Standards | 09 147036 PRS 00 IV | U/G PARKING GARAGE - DEFECTS | Closed | 9-Jun-09 | 09-JUL-09 | 10-Jul-09 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|-------------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The plumbing system is not kept in good working order. Specifically floor drain cover are missing in Pump Room, Camera Room and electrical Room. | 1st Underground Parking Level | Closed |
| 2 | Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically fire stopping missing in Generator Room, Electrical Room, Camera Room, Pump Room and Compactor room, | 1st Underground Parking Level | Closed |
| 3 | The utility rooms in the parking or storage garage is used to keep junk or rubbish. specifically litter and waste in Compactor Room, Camera Room and Generator Room | 1st Underground Parking Level | Closed |
| 4 | The electrical connections are not maintained in good working order. specifically electrical junction boxes in Pump Room and Electrical Room is missing cover plates, unsecured cabling in hallway and pump room and baseboard heater is dirty in Camera Room. | 1st Underground Parking Level | Closed |
| 5 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically ventilation opening is not protected with a cover or grill in Pump Room. | 1st Underground Parking Level | Closed |
| 6 | The ventilation system or unit is not regularly cleaned. Specifically fan in hallway is dirty and clogged with debris. | 1st Underground Parking Level | Closed |
| 7 | Exterior door has defective hardware. Specifically door to generator room from parking garage has defective door hardware | 1st Underground Parking Level | Closed |
| 8 | The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically paint in generator room is damaged/deteriorated and missing | Work Shop | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 5 | Property Standards | 09 146712 PRS 00 IV | EXTERIOR COMMON ELEMENTS | Closed | 9-Jun-09 | 09-JUL-09 | 10-Jul-09 |

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **0**

| Deficiency Details | | | |
|--------------------|---|------------------------|-------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Exterior door is not maintained in good repair. Specifically damaged door on north side of building. | Exterior Of Building | Closed |
| 2 | Exterior window or skylight not maintained in good repair. Specifically missing/damaged window screens at various locations | Exterior Of Building | Closed |
| 3 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically objectionable markings on building; damaged/missing/defective paint on cable chases; | Exterior Of Building | Substantially Com |
| 4 | Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically exterior cabling not secured to wall and damaged wire chase covering damaged - various locations. | Exterior Of Building | Closed |
| 5 | The exterior columns and their components are not being maintained in good repair. specifically minor brick damage at front entrance piers | Front | Closed |
| 6 | Exterior lighting fixtures or lamps are not maintained. | North Side of Building | Closed |
| 7 | The sign(s), fastening and/or supporting members are not being maintained in a good state of repair. Specifically damaged sign post on grassed area by rear parking lot | Parking Area | Closed |
| 8 | Exterior lighting fixtures or lamps are not maintained. Specifically damaged light fixture at west penthouse | Roof Of Building | Closed |
| 9 | The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Insecure cables in stairwell to roof | Roof Of Building | Closed |
| 10 | The exterior walls and their components are not being maintained in good repair. Specifically hole in wall on South penthouse; damaged parking and paint on west penthouse; damaged concrete on elevator room | Roof Of Building | Closed |
| 11 | The exterior walls and their components are not being maintained in good repair. Specifically damaged brick at S/E wall. | South East | Closed |
| 12 | The protective/decorative finish on the stairwell surfaces are not being maintained in good repair. Specifically - ceiling finish not maintained. | Stairway | Substantially Com |
| 13 | Exterior steps, not maintained. Specifically stairways to underground parking garage contain litter. | Stairway | Substantially Com |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 09 141511 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 28-May-09 | 10-FEB-10 | 11-Feb-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Storage rooms, locker rooms, garbage chute rooms throughout building are full of debris. | Interior of Building | Closed |
| 2 | 13th floor ceiling in the storage room contains holes and broken plaster. | Interior of Building | Closed |
| 3 | 4th floor storage room walls contain graffiti. | Interior of Building | Closed |
| 4 | 2nd floor locker room walls contain graffiti. | Interior of Building | Closed |
| 5 | Markings on the wall | Interior of Building | Closed |
| 6 | Markings on the wall. | Interior of Building | Closed |
| 7 | Markings on the ceiling. | Interior of Building | Closed |
| 8 | The wall on the 14th floor near elevators is stained. | Interior of Building | Closed |
| 9 | The repair in the 26th floor storage room has not been painted. | Interior of Building | Closed |
| 10 | Main floor wall near apt 104 has damaged plaster. | Interior of Building | Closed |
| 11 | Mailbox doors are not in good repair | Interior of Building | Closed |
| 12 | Floor tile near apt 1703 is broken. | Interior of Building | Closed |
| 13 | The floor tile on the 6th floor near the locker room is broken. | Interior of Building | Closed |
| 14 | Stairway floors are stained and finish is worn. | Interior of Building | Closed |
| 15 | Numerous storage rooms are not provided with lighting. | Interior of Building | Closed |
| 16 | Numerous locker rooms not provided with lighting. | Interior of Building | Closed |
| 17 | The light fixture is not secured to the ceiling. | Interior of Building | Closed |
| 18 | Light switch is loose. | Interior of Building | Closed |
| 19 | The light switch is broken. | Interior of Building | Closed |
| 20 | 15th floor south stairway door has a hole. | Interior of Building | Closed |
| 21 | Hole in ceiling near apt 1307 | Interior of Building | Closed |

**Part III - Apartment Unit Activity Summary for Property Standards Orders :200
CHALKFARM DR**

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|--|----------|
| Active apartment unit related investigation matters (Property Standards only) : | 1 |
| Number of investigation-related Orders issued to Property owner : | 1 |
| Number of investigation-related Orders issued to tenants : | 0 |

*** Note: The number of unit related orders relate to all buildings on the above property.**