

MLS Building Audit Program - Details

Property Address : 200 EXBURY RD

Legal Description: PLAN M799 PT BLK D

Roll No. : 1908032580007000000

Building : 200 EXBURY RD -- N0903

Report Date : May 11, 2012

Building Audit Date : August 16, 2010

**** 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	10 240712 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	19-Aug-10	30-JAN-12	90.63%
2	Property Standards	10 241554 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	19-Aug-10	19-APR-12	22.22%

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
2	Property Standards	10 241554 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	19-Aug-10	19-APR-12	19-Apr-12

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Open
2	The guards for exterior south exit from basement have extensive rust damage	Exterior Of Building	Open
3	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior Of Building	Open
4	The chimney has spalling bricks	Exterior Of Building	Open
5	The south exit door from the building will not self latch.	Exterior Of Building	Closed
6	Balcony panels have deteriorated paint.	Exterior Of Building	Open
7	The guard around north west entrance to parking garage is loose and damaged.	Exterior Of Building	Open
8	Exterior parking area contains pot holes.	Exterior Of Building	Open
9	Exterior garbage containment area not screened.	Exterior Of Building	Open
10	Chain link fence on south side of building is not plumb.	Exterior Of Building	Closed
11	The exterior walls at entrance to roof top has spalling bricks	Exterior Of Building	Open
12	The south exit from basement is blocked by a metal grate	Exterior Of Building	Open
13	The south exterior stairwell from basement has concrete damage and is full of debris.	Exterior Of Building	Open
14	North and south sheer walls have deteriorated paint.	Exterior Of Building	Open
15	The entrance door to roof top is rusted.	Exterior Of Building	Closed
16	East exit door from building is scratched.	Exterior Of Building	Closed
17	Exterior concrete surfaces of balconies have paint peeling and deteriorated.	Exterior Of Building	Open
18	The underside of canopy at main entrance has finish that is peeling	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 240712 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	19-Aug-10	30-JAN-12	19-Apr-12

No. of defects contained within the Order : **32**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Plaster and tile on wall damaged.	1st Floor	Closed
2	Tiles missing around chute door.	6th Floor	Closed
3	Carpet stained by elevators.	9th Floor	Closed
4	Wall damaged around chute door.	10th Floor	Closed
5	Paint peeling on wall.	11th Floor	Closed
6	Tiles missing and plaster damaged around garbage chute door.	12th Floor	Closed
7	Plaster patch on wall not painted.	15th Floor	Closed
8	Wall vent grille damaged.	Basement	Closed
9	Open sump pit. No protection/guards.	Boiler Room	Closed
10	Covers missing from electrical boxes.	Boiler Room	Closed
11	Ventillation grille clogged and dirty.	Boiler Room	Closed
12	Exposed wire hanging from ceiling.	Boiler Room	Closed
13	Cover missing from electrical box.	Boiler Room	Closed
14	Holes in ceiling.	Boiler Room	Closed
15	Floor surface improperly finished in areas.	Boiler Room	Closed
16	Plaster repairs not painted.	Hall	Closed
17	Plaster on walls damaged, popped, cracked, missing in areas.	Hall	Closed
18	Carpeting wrinkled and torn. Various locations.	Hall	Closed
19	Hallways not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Open
20	Paint on walls cracked and peeling.	Laundry Room	Closed
21	Cover missing from ceiling ventilation fan.	Laundry Room	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
24	Cover plate missing from electrical switch at door.	Locker Room	Closed
25	Cover missing from floor drain.	Locker Room	Closed
26	Materials stored in walkways.	Locker Room	Closed
27	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely, holes through wall.	Meter Room	Closed
28	Cover missing from electrical box.	Meter Room	Open
29	Paint peeling and deteriorated on stair treads and landings.	Stairway	Closed
30	Plaster on walls damaged, popped, cracked, missing in areas.	Stairway	Closed
31	Plaster repairs not painted.	Stairway	Closed

32	Stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Open
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Part III - Apartment Unit Activity Summary for Property Standards Orders :

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

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