

## MLS Building Audit Program - Details

**Property Address :** 2050 KEELE ST

Legal Description: CON 4 WY PT LOT 3

Roll No. : 1908021010001000000

Building : 2050 KEELE ST -- W1204

**Report Date :** May 11, 2012

**Building Audit Date :** October 07, 2011

**\*\* 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	11 289861 PRS 00 IV	REPORT ORDERS - WINDOW AIR CONDITIONERS	Order Issued	18-Oct-11	19-DEC-11	N/A**
2	Property Standards	11 289864 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Order Issued	18-Oct-11	19-DEC-11	N/A**
3	Property Standards	11 289870 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	18-Oct-11	19-DEC-11	0.00%
4	Property Standards	11 289872 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS SERVICE ROOMS	Order Issued	18-Oct-11	19-DEC-11	0.00%
5	Property Standards	11 289879 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Oct-11	19-DEC-11	0.00%
6	Property Standards	11 291943 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Oct-11	19-DEC-11	0.00%

**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
4	Property Standards	11 289872 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS SERVICE ROOMS	Order Issued	18-Oct-11	19-DEC-11	20-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Specifically junction box covers are missing in boiler room	Boiler Room	Open
2	Previously finished surface in the public area of the property is not maintained in good repair. Specifically paint deteriorated in laundry room cupboard	Laundry Room	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically drywall holes by dryer 9 & 10	Laundry Room	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 289879 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Oct-11	19-DEC-11	20-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically paint on the grill by the north side of the underground parking garage ramp [north side] and on the column of the structure [west side] is deteriorated/missing/damaged.	Exterior	Open
2	The exterior surface has not been restored and/or resurfaced where necessary. Specifically there is broken concrete on the front retaining wall by the circular driveway	Exterior	Open
3	The exterior columns and their components are not being maintained in good repair. Specifically paint is damaged/missing/deteriorated on column face - 1st floor level south/west face of building	Exterior Of Building	Open
4	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc).Specifically the cable TV connection box is open	Exterior Of Building	Open
5	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically the guard post by the P1 ramp is not secured at its base	Ramp	Open
6	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. Specifically a branch/branches are encroaching on the balcony of the building [4th floor level- North side]. Trim the branch/branches	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 289870 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	18-Oct-11	19-DEC-11	20-Dec-11

No. of defects contained within the Order : **9**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator(s) is not maintained in a clean condition. Specifically damaged/missing/deteriorated paint on elevator door at B2 level	2nd Parking Level	Open
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Specifically door at compactor room and perimeter wall has damaged/defective/missing paint	Compactor Room	Open
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Specifically damaged/missing/flaking paint on exterior stairways leading from the B2 level to the exterior of the building at the exit points	Exterior Of Building	Open
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint - both black and white - is deteriorated/flaking and missing by parking stall 246,222 , 210 to 215 and other locations	Underground Parking Area	Open
6	The floor drain is not maintained in good repair. Specifically floor drain covers are missing by parking stall 237, 228 and other locations throughout garage	Underground Parking Area	Open
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically ceiling paint damaged/deteriorated/missing by vehicular entrance to parking garage; by parking stalls 256-257 and other various locations on P2 level	Underground Parking Area	Open
8	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically lower panel of overhead door requires painting	Underground Parking Area	Open
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 291943 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Oct-11	19-DEC-11	20-Dec-11

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

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not maintained in good repair.	2nd Floor	Open
2	Ceiling not maintained free of holes. (Namely: Ceiling perforation located in 2nd floor electrical closet)	2nd Floor	Open
3	The handrail and their supporting structural members are not maintained in good repair.	3rd Floor	Open
4	Previously finished surface where graffiti has been removed has not been refinished. (Namely: Repaint elevator door to match existing finish)	6th Floor	Open
5	The property is not maintained clean in accordance with the standards. (Namely: Dust and debris located within Electrical Closets)	Electrical Closets	Open
6	Garbage disposal room is not maintained in an odor free condition.	Garbage Chute Rooms	Open
7	Previously finished walls in the public area of the property are not maintained in good repair. (Namely: Unfinished plaster and paint throughout common hallways. Repair as required)	Hallways	Open
8	The electrical receptacles are not maintained in good working order. (Namely: Duplex face plates that are damaged or insecured from wall mount. Near suites 808, 508 )	Hallways	Open
9	Interior doors, frames and hardware not maintained in good repair. (Namely but not limited to: Worn or defective paint on doors and door frames throughout. In addition to doors that are damaged such as # 503 and 807)	Hallways	Open
10	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Hallways	Open
11	Previously finished walls in the public area of the property are not maintained in good repair. (Repair paint and finish plaster as required throughout stairways)	Stairway	Open
12	Exit stairways are not equipped to provide illumination to an average level of not less than 50 lux at landings or tread level.	Stairway	Open
13	Ceiling not maintained free of holes. (Namely: Holes caused by coring require repair)	Storage Rooms	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :2050****KEELE ST**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>2</b>
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

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