

MLS Building Audit Program - Details

Property Address : 22 CLOSE AVE

Legal Description: PLAN 370 PT LOTS 10 & 11 PLAN 717 PT LOTS 1 TO 11 RP 66R5800

Roll No. : 1904021140034000000

Building : 22 CLOSE AVE -- S1407

Report Date : May 11, 2012

Building Audit Date : March 16, 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 147266 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-11	16-JUL-11	100.00%
2	Property Standards	11 146975 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Mar-11	22-JUL-11	100.00%
4	Property Standards	11 150503 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS	Closed	23-Mar-11	24-MAY-11	0.00%
5	Property Standards	11 151733 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	25-Mar-11	02-SEP-12	0.00%
6	Property Standards	11 151737 PRS 00 IV	PARKING GARAGE/STRUCTURE - SERVICE ROOMS	Closed	25-Mar-11	25-JUL-11	100.00%

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
5	Property Standards	11 151733 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	25-Mar-11	02-SEP-12	2-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically ceiling paint requires refreshing	Underground Parking Area	Open
3	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white and black paint on walls requires refreshing	Underground Parking Area	Open
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete damage in various locations on the B1 & B2 levels	Underground Parking Area	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 151737 PRS 00 IV	PARKING GARAGE/STRUCTURE - SERVICE ROOMS	Closed	25-Mar-11	25-JUL-11	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Specifically ceiling paint requires refreshing	Compactor Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically 2 holes in the ceiling in the compactor room and plaster damage in the Domestic Hot Water room	Compactor Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Specifically lighting deficient in the Fan room, Electrical room and Domestic Hot Water room	Electrical Room	Substantially Com
4	The electrical connections are not maintained in a safe and complete condition. Specifically cover plate missing on switch in the electrical room	Electrical Room	Closed
5	The plumbing system is not kept free from leaks or defects. Specifically Back Flow Preventor valve missing	Mechanical Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 147266 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-11	16-JUL-11	18-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The canopy above the south exit from building has rusted metal and paint peeling	Exterior Of Building	Closed
2	Exit door on west side of building has deteriorated paint	Exterior Of Building	Closed
3	The south exterior wall has areas with spalling bricks	Exterior Of Building	Closed
4	Driveway at front of building has pot holes.	Exterior Of Building	Closed
5	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. The guard around south west entrance to parking garage is broken and loose	Exterior Of Building	Closed
6	Several balcony dividers on west side of building are rusted.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 146975 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Mar-11	22-JUL-11	20-Jul-11

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling electrical box is missing cover.	1st Floor	Closed
2	All repairs shall be made in a good workmanlike manner. Plaster repair around chute door poor quality work.	2nd Floor	Closed
3	Door knob broken.	4th Floor	Closed
4	Floor tiles damaged and missing in front of elevator doors.	7th Floor	Closed
5	Electrical connection bx on wall is missing cover.	8th Floor	Closed
6	Left side door. Latch not operating.	9th Floor	Closed
7	Garbage chute rooms. Tiles around chute doors damaged, missing.	19th Floor	Closed
8	Broken light fixture.	Basement	Closed
9	Light fixture has exposed wiring.	Basement	Closed
10	Plaster damage on wall.	Basement	Closed
11	Back room has light on extension cord as a permanent wiring system.	Basement	Closed
12	Holes in ceiling.	Basement	Closed
13	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
14	Paint on doors and door frames chipped and scratched.	Hall	Closed
15	Plaster damage on walls.	Hall	Closed
16	Ceiling light fixture hanging by wires.	Locker Room	Closed
17	Floor drain missing cover.	Locker Room	Closed
18	Lights not operating.	Locker Room	Closed
19	Lights not operating.	Locker Room	Closed
20	Hole in ceiling.	Locker Room	Closed
21	Light fixture not operating.	Locker Room	Closed
22	Entranceway and locker room. Paint on walls peeling.	Sauna	Closed
23	Entranceway and locker room. Paint on walls peeling.	Sauna	Closed
24	Locker room. Ceiling electrical connection box is missing cover.	Sauna	Closed
25	Locker room. Damaged plaster on walls.	Sauna	Closed
26	Locker room. Ceiling electrical box is missing cover.	Sauna	Closed
27	Shower area. Tiles missing on section of wall.	Sauna	Closed
28	Shower area. Damaged plaster on ceiling.	Sauna	Closed
29	Locker room. Plaster damage on walls.	Sauna	Closed
30	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
31	Plaster on walls cracked, broken and missing in areas.	Stairway	Closed
32	Baseboard missing.	Stairway	Closed

33	Paint on walls deteriorated.	Stairway	Closed
34	Previously finished wall(s) have marks, graffiti, painted slogans and/or other defacements.	Stairway	Closed
35	Paint on landings and steps deteriorated.	Stairway	Closed

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.**