

MLS Building Audit Program - Details

Property Address : 33 ORCHARD VIEW BLVD

Legal Description: PL 1567 P PT LOTS 31-33 PL 542E BLK A PT LOTS 10-20 PL 491 PT L

Roll No. : 1904114590022000000

Building : 33 ORCHARD VIEW BLVD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 19, 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 103439 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	100.00%
2	Property Standards	09 103529 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	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
2	Property Standards	09 103529 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	27-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed securely or maintained in good repair. Namely; Deteriorated handrail (rusted) front of building.	Front	Closed
2	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely : Broken concrete on wall near entrance door.	Front	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely: Barbed wire on top of fencing.	North Side of Building	Closed
4	The screen or fence to minimize the visual impact of nuisances to persons at grade on adjacent property or public highway is not appropriate to the nature of the adjacent property. Namely: Plywood missing on gate enclosure.	North Side of Building	Closed
5	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely; Cable box door is not secured. stored on roof top.	Roof Of Building	Closed
6	Exterior lighting fixtures or lamps have not been installed. Namely: a light bulb and lens cover is missing above roof acces door. Also a lens cover is missing on light fixture above door to transformer room on roof.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 103439 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	31-Oct-09

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Defective self closing device.	3rd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; paint and plaster deterioration on ceiling.	4th Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in ceiling in electrical room.	5th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; holes in walls,	5th Floor	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely: No illumination is provided in 6th flr. electrical room.	6th Floor	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Broken mirror near elevator	12th Floor	Closed
7	Elevator(s) is not certified in good working order. Namely; License certificate is not posted inside elevators.	Elevator	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Holes in laundry room walls,	Laundry Room	Closed
9	The ventilation system or unit is not regularly cleaned. Namely: Vents in the laundry rooms need to be cleaned.	Laundry Room	Closed
10	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Missing floor tiles.	Laundry Room	Closed
11	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.	Laundry Room	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; Self-closing device is defective.	Laundry Room	Closed
13	Garbage storage facility not readily accessible to all occupants. Namely; Accumulation of waste items inside wall. Discarded materials including wood, blue styrofoam insulation, etc. need to be cleared from this area.	Roof Of Building	Closed
14	Two chairs stored in stairwell, top floor landing area.	Stairway	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical receptacles missing cover plates.	Throughout Building	Closed
16	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use. Namely: Average level of illumination is less than 50 lux in the stairwell.	Throughout Building	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated paint and plaster in stairwells.	Throughout Building	Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Missing baseboards in the hallways.	Throughout Building	Closed
19	Interior lighting fixtures or lamps are not maintained. Namely: Defective lens covers, hallways and garbage chute rooms.	Throughout Building	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely; Exposed electrical wires due to missing cover plates. Boiler room, elevator room, Janitors room	Throughout Building	Closed
21	The mechanical ventilation system is not capable of completely changing the air in all rooms at least once per hour. Namely: Adequate ventilation is not been provided in the corridors.	Throughout Floor	Closed
22	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s). Namely; Average level of illumination is below 50lux in the corridors.	Throughout Floor	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.**