

MLS Building Audit Program - Details

Property Address : 44 WILLOWRIDGE RD

Legal Description: PLAN M1376 PT BLK A RP 66R5195 PART 1

Roll No. : 1919037223071000000

Building : 44 WILLOWRIDGE RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : November 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 189841 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Nov-09	31-DEC-10	100.00%
5	Property Standards	09 189929 PRS 00 IV	INTERIOR COMMON ELEMENTS - ELEVATOR ROOM, COMPACTOR ROOM AND STAIRWAY TO ROOF	Closed	25-Nov-09	29-DEC-09	100.00%
6	Property Standards	09 189954 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Nov-09	03-JUN-10	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	09 189929 PRS 00 IV	INTERIOR COMMON ELEMENTS - ELEVATOR ROOM, COMPACTOR ROOM AND STAIRWAY TO ROOF	Closed	25-Nov-09	29-DEC-09	30-Dec-09

No. of defects contained within the Order : **5**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Specifically damaged concrete floor in compactor room.	Compactor Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Substantially Com
3	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Specifically 2nd hand rail required on stairway leading from boiler room to elevator room.	Stairway	Closed
4	The electrical fixtures are not maintained in good working order. Specifically light not functioning in stairway to elevator room	Stairway	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically paint and plaster damage in stairway to roof.	Stairway	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 189954 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Nov-09	03-JUN-10	30-Dec-09

No. of defects contained within the Order : **6**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 damaged/missing cable chases and covers	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically missing/damaged/deeteriorated paint on vent covers and light fixtures.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. Specifically damaged paint and concrete at east vehicular door wall.	Exterior Of Building	Substantially Com
4	Exterior window or skylight not maintained in good repair. specifically dmadged window on unit #915 and 1115.	Exterior Of Building	Closed
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. specifically dmadged/torn bug screen on 7th floor S/W end of building	Exterior Of Building	Closed
6	Exterior yard surface and/or similar areas not maintained. Specifically damaged paving near garbage storage area	West Side 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 189841 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Nov-09	31-DEC-10	31-Dec-10

No. of defects contained within the Order : **52**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall and door frame by exterior door damaged.	1st Floor	Closed
2	Superintendents storage room. holes in wall.	1st Floor	Closed
3	Floor tiles missing.	1st Floor	Closed
4	Door to exterior does not automatically close and latch.	1st Floor	Closed
5	Electrical connection boxes have exposed wiring.	1st Floor	Closed
6	At exit to exterior, electrical connection box with no cover in doorway.	1st Floor	Closed
7	Floor damaged, sections of concrete missing, re-bar exposed.	1st Floor	Closed
8	Superintendents cleaning closet. Automatic closer missing from door.	2nd Floor	Closed
9	Electrical service closet door has broken automatic closer.	2nd Floor	Closed
10	Superintendents cleaning closet. Holes in wall.	2nd Floor	Closed
11	Electrical service closet door knob and automatic closer missing.	2nd Floor	Closed
12	Several wall tiles missing.	2nd Floor	Closed
13	Superintendents cleaning closet. Holes in wall.	3rd Floor	Closed
14	Superintendents cleaning closet. Ventilation grille dirty.	3rd Floor	Closed
15	Ceiling light fixture near elevators not properly secured.	3rd Floor	Closed
16	Superintendents cleaning closet. Floor tiles dirty.	3rd Floor	Closed
17	Superintendents cleaning closet. Paint peeling on wall.	3rd Floor	Closed
18	Electrical service closet door missing automatic closer.	3rd Floor	Closed
19	Superintendents cleaning closet. Automatic door closer broken.	6th Floor	Closed
20	Superintendents cleaning closet. Ventilation grille dirty.	6th Floor	Closed
21	Superintendents cleaning closet. Floor dirty.	6th Floor	Closed
22	Superintendents cleaning closet. Paint peeling on wall.	6th Floor	Closed
23	Broken wall receptacle cover.	8th Floor	Closed
24	Garbage chute rooms. Exposed wiring on walls.	10th Floor	Closed
25	Two ceiling light fixture covers broken.	10th Floor	Closed
26	Graffiti on ceiling.	11th Floor	Closed
27	Superintendents cleaning closet. Floor tiles dirty.	12th Floor	Closed
28	Superintendents cleaning closet. Ventilation grille dirty.	12th Floor	Closed
29	Door to stairs. Trim on frame damaged.	14th Floor	Closed
30	Concrete damaged on underside of upper landing and stairs.	14th Floor	Closed
31	Wall tiles broken and missing.	15th Floor	Closed
32	Storage room. Holes in ceiling.	Basement	Closed
33	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed

34	Several wall tiles missing in area.	Basement	Closed
35	Evidence of cockroach infestation.	Building	Closed
36	Adequate ventilation has not been provided.	Building	Closed
37	Graffiti, marks and stains on walls. Various locations.	Hall	Closed
38	Ceiling light fixtures missing covers. Various locations.	Hall	Closed
39	Carpeting stained in front of garbage chute rooms. Various locations.	Hall	Closed
40	Elevator doors. Scratched, graffiti. Various locations.	Hall	Closed
41	Plaster repairs on walls not painted.	Hall	Closed
42	Faucet at sink has no handle.	Laundry Room	Closed
43	Exit to exterior stairwell. Concrete on wall damaged, re-bar exposed.	Recreation Room	Closed
44	Several ceiling light fixtures missing covers.	Recreation Room	Closed
45	Mechanical room has several electrical boxes with exposed wiring.	Recreation Room	Closed
46	Paint on walls peeling in areas.	Recreation Room	Closed
47	Exit to exterior stairwell. Paint peeling on walls.	Recreation Room	Closed
48	Popped up, bulged out, broken and missing plaster on walls. Various locations.	Stairway	Closed
49	Light fixtures missing covers. Various locations.	Stairway	Closed
50	Paint on floors deteriorated and peeling in areas.	Stairway	Closed
51	Graffiti, marks and stains on walls. Various locations.	Stairway	Closed
52	Plaster repairs on walls not painted.	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.**