

**MLS Building Audit Program - Details**

**Property Address :** 45 FORTY SECOND ST

Legal Description: PLAN 2172 LOTS 319-324

Roll No. : 1919053440004000000

Building : 45 FORTY SECOND ST -- W0605

**Report Date :** May 11, 2012

**Building Audit Date :** April 21, 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 182533 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	6-May-11	29-JUN-12	56.00%
2	Property Standards	11 182537 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	6-May-11	29-JUN-12	80.00%
3	Property Standards	11 183716 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	6-May-11	29-JUN-12	98.39%
4	Property Standards	11 184654 PRS 00 IV	REPORT ORDERS - SATELLITE DISHES	Closed	6-May-11	31-AUG-11	0.00%
5	Property Standards	11 186773 PRS 00 IV	REPORT ORDERS A/C Report	Closed	6-May-11	31-AUG-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
2	Property Standards	11 182537 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	6-May-11	29-JUN-12	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Parking/Storage Garage	Closed
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Parking/Storage Garage	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Parking/Storage Garage	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Parking/Storage Garage	Closed
5	Wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.	Parking/Storage Garage	Closed
6	Lighting in a garage is provided at less than 50 lux.	Parking/Storage Garage	Closed
7	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Parking/Storage Garage	Closed
8	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Parking/Storage Garage	Open
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Parking/Storage Garage	Closed
10	The parking or storage garage ceiling is not painted white.	Parking/Storage Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 182533 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	6-May-11	29-JUN-12	30-Mar-12

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair.	East Side of Building	Open
2	Lighting in parking lot or similar areas is provided at less than 10 lux at ground or tread level.	East Side of Property	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: guards on roof patio, stair to roof patio, etc.	East Side of Property	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East Side of Property	Closed
5	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	East Side of Property	Open
6	The location and size of openings of guards 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.	East Side of Property	Open
7	The location and size of openings of guards 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.	East Side of Property	Closed
8	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	East Side of Property	Closed
9	The retaining wall is not being maintained in good repair.	East Side of Property	Open
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	East Side of Property	Open
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	East Side of Property	Closed
12	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	East Side of Property	Open
13	The yards and /or other part of property is not being kept clean and free from accumulation of junk, litter, and/or other debris.	East Side of Property	Closed
14	The balcony and/or the supporting structural member(s) is not maintained in good repair. Namely: balcony slabs broken/cracked.	Exterior Of Building	Open
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: balcony slab painting, balcony guard painting, etc.	Exterior Of Building	Open
16	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables/wiring not secured.	North Side of Building	Closed
17	The retaining wall is not being maintained in good repair.	North Side of Property	Closed
18	The yard contains mechanical equipment, vehicles, or remnant parts thereof that are wrecked, discarded, dismantled or inoperative.	North Side of Property	Closed
19	The exterior walls and their components are not being maintained in good repair.	South Side of Building	Open
20	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	South Side of Property	Open
21	Exterior garbage containment area not screened.	South Side of Property	Closed
22	The exterior walls and their components are not being maintained in good repair.	West Side of Building	Open
23	Exterior steps not maintained in good repair.	West Side of Property	Closed
24	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: exterior stairs at front yard of building.	West Side of Property	Closed
25	Exterior walkway not maintained in good repair.	West Side of Property	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 183716 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	6-May-11	29-JUN-12	30-Mar-12

No. of defects contained within the Order : **62**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
8	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
9	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
10	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
12	An exterior door has a defective locking mechanism. Namely: Door not closing.	1st Floor	Closed
13	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
14	The electrical connections are not maintained in good working order. Namely: Electrical wires are not secured.	1st Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Terrazzo floor has settled in several sections.	1st Floor	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Namely: Used as storage room, bikes, mattress, paint cans...	1st Floor	Closed
17	The property is not maintained and/or kept clean in accordance with the standards. Namely : used as storage room, paint cans...	1st Floor	Closed
18	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
19	The property is not maintained and/or kept clean in accordance with the standards. Namely: Childrens bikes, cars, baby carriage...	1st Floor	Closed
20	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	1st Floor	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling tiles are stained.	2nd Floor	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
25	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material in isle.	2nd Floor	Closed
26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed

27	Corridor serving classrooms is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	2nd Floor	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
30	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
31	Lighting in a laundry room is provided at less than 200 lux.	3rd Floor	Closed
32	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. Namely: Dark areas between the lights.	3rd Floor	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition Namely: Stain on carpet, near unit # 312.	3rd Floor	Closed
34	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door not closing.	3rd Floor	Closed
35	Lighting in a storage room is provided at less than 50 lux.	3rd Floor	Closed
36	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	4th Floor	Closed
37	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
40	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. Namely: Dark sections between lights.	4th Floor	Closed
41	Lighting in a storage room is provided at less than 50 lux.	4th Floor	Closed
42	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	4th Floor	Closed
43	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	4th Floor	Closed
44	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	4th Floor	Closed
45	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	4th Floor	Closed
46	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	4th Floor	Closed
47	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	4th Floor	Closed
48	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	4th Floor	Closed
49	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	4th Floor	Closed
50	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	4th Floor	Closed
51	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	4th Floor	Closed
52	Exterior window or skylight not maintained in good repair. Namely: Skylight is cracked.	4th Floor	Open
53	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
54	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material in isle.	4th Floor	Closed
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster is damaged.	4th Floor	Closed
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall paint is chipped.	4th Floor	Closed
57	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	4th Floor	Closed
58	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Substantially Com
59	Communication system identifies the tenant by unit number.	Lobby	Closed

60	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
61	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: The terrazzo floor has settled.	Lobby	Closed
62	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Paint is chipped craked and peeling on elevator doors and door frames.	Throughout Building	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**