

MLS Building Audit Program - Details

Property Address : 55 FORTY SECOND ST

Legal Description: PLAN 2712 LOTS 316-318

Roll No. : 1919053440005000000

Building : 55 FORTY SECOND ST -- W0605 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 30, 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 205962 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-11	02-AUG-11	100.00%
2	Property Standards	11 206062 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-11	02-AUG-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
1	Property Standards	11 205962 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-11	02-AUG-11	3-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storage of paint cans.	Boiler Room	Closed
2	Cover missing from floor drain.	Boiler Room	Closed
3	Guard with a minimum height of 1,070 millimetres has not been provided.	Boiler Room	Closed
4	Elevator car does not stop level with floor.	Elevator	Closed
5	Section of floor cut out for repair has not been replaced with a surface similar to the original.	Hall	Closed
6	The ventilation system or unit is not regularly cleaned. Wall grilles are dirty.	Hall	Closed
7	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
8	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
10	The location and size of openings 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.	Stairway	Closed
11	The location and size of openings 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.	Stairway	Closed
12	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
13	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
14	Small areas of paint cracked and missing on walls.	Stairway	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 206062 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-11	02-AUG-11	3-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior wood surfaces around main entrance to building have worn paint	Exterior Of Building	Closed
2	The location and size of openings 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.	Exterior Of Building	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
4	South exit guards are loose	Exterior Of Building	Closed
5	North exit guard is loose and detached	Exterior Of Building	Closed
6	The railings at front entrance are loose	Exterior Of Building	Closed
7	East wall of building has spalling bricks	Exterior Of Building	Closed
8	The concrete at base of railing is broken causing the railing to be loose.	Exterior Of Building	Closed
9	The south exit porch wall has broken concrete	Exterior Of Building	Closed
10	The rear top floor balcony has concrete damage	Exterior Of Building	Closed
11	North exit porch has broken bricks	Exterior Of Building	Closed
12	Railings at front entrance are rusted.	Exterior Of Building	Closed
13	Downpipes have peeling paint	Exterior Of Building	Closed
14	Balcony slabs have paint that is peeling.	Exterior Of Building	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	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.**