

MLS Building Audit Program - Details

Property Address : 75 FORTY SECOND ST

Legal Description: PLAN 2172 LOTS 313 314 & 315

Roll No. : 1919053500001000000

Building : 75 FORTY SECOND ST -- W0605

Report Date : May 11, 2012

Building Audit Date : May 26, 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 203899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	22-Jun-11	08-AUG-11	50.00%
2	Property Standards	11 203916 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	22-Jun-11	21-MAR-12	77.27%

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 203899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	22-Jun-11	08-AUG-11	3-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. (Namely: Missing dryer vent cover)	East Side of Building	Open
2	Exterior garbage containment area not screened.	East Side of Property	Closed
3	Exterior door is not maintained in good repair.	North Side of Building	Closed
4	Down pipe not maintained in good repair.	North Side of Building	Open
5	Exterior door is not maintained in good repair. (Namely: Main entrance door - cracked window)	West Side of Building	Closed
6	The light fixtures supporting artificial light is not kept in good repair. (Namely: Paint finish on fixtures defective)	West Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 203916 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	22-Jun-11	21-MAR-12	15-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Boiler Room	Closed
2	The electrical switch is not maintained in good working order. (Namely: Broken face plate)	Boiler Room	Open
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Substantially Com
4	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Electrical Room	Open
5	Walls not maintained free of damaged materials. (Namely: Damaged and or deflected baseboards (repair as required))	Hall	Closed
6	Wall not maintained free of holes. (Namely: Wall perforation)	Laundry Room	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
9	The floor cover and finish is not maintained. (Namely: damaged and missing floor tiles)	Locker Room	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Open
11	Wall(s) not maintained free of cracks, damaged and deteriorated materials. (Namely: Damaged and or defective plaster and paint finish)	North East	Closed
12	The stair treads are not maintained in good repair. (Namely: Deflected stair nosing)	North East	Closed

13	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at landing or tread level.	Stairway	Closed
14	Interior doors and hardware is not maintained in good repair. (Namely: Stairway doors that do not self close (repair as required))	Stairway	Closed
15	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
16	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level.	Stairway	Closed
17	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
18	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.	Stairway	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
21	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Closed
22	The ventilation system or unit is not regularly cleaned. (Namely: Vent covers not clear of dust)	Throughout Building	Open

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.**