

## MLS Building Audit Program - Details

**Property Address :** 200 CHALKFARM DR

Legal Description: PLAN M1271 BLK A

Roll No. : 1908011181001000000

Building : 200 CHALKFARM DR

**Report Date :** January 18, 2019

**Building Audit Date :** May 21, 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 January 18, 2019

### 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 141511 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-09	10-FEB-10	100.00%
4	Property Standards	09 146712 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	9-Jun-09	09-JUL-09	100.00%
5	Property Standards	09 147036 PRS 00 IV	U/G PARKING GARAGE - DEFECTS	Closed	9-Jun-09	09-JUL-09	100.00%
7	Waste	09 145253 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	5-Jun-09	15-JUN-09	N/A**

**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 147036 PRS 00 IV	U/G PARKING GARAGE - DEFECTS	Closed	9-Jun-09	09-JUL-09	10-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Specifically floor drain cover are missing in Pump Room, Camera Room and electrical Room.	1st Underground Parking Level	Closed
2	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically fire stopping missing in Generator Room, Electrical Room, Camera Room, Pump Room and Compactor room,	1st Underground Parking Level	Closed
3	The utility rooms in the parking or storage garage is used to keep junk or rubbish. specifically litter and waste in Compactor Room, Camera Room and Generator Room	1st Underground Parking Level	Closed
4	The electrical connections are not maintained in good working order. specifically electrical junction boxes in Pump Room and Electrical Room is missing cover plates, unsecured cabling in hallway and pump room and baseboard heater is dirty in Camera Room.	1st Underground Parking Level	Closed
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically ventilation opening is not protected with a cover or grill in Pump Room.	1st Underground Parking Level	Closed
6	The ventilation system or unit is not regularly cleaned. Specifically fan is hallway is dirty and clogged with debris.	1st Underground Parking Level	Closed
7	Exterior door has defective hardware. Specifically door to generator room from parking garage has defective door hardware	1st Underground Parking Level	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically paint in generator room is damaged/deteriorated and missing	Work Shop	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 146712 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	9-Jun-09	09-JUL-09	10-Jul-09

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Specifically damaged door on north side of building.	Exterior Of Building	Closed
2	Exterior window or skylight not maintained in good repair. Specifically missing/damaged window screens at various locations	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically objectionable markings on building; damaged/missing/defective paint on cable chases;	Exterior Of Building	Substantially Co
4	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 exterior cabling not secured to wall and damaged wire chase covering damaged - various locations.	Exterior Of Building	Closed
5	The exterior columns and their components are not being maintained in good repair. specifically minor brick damage at front entrance piers	Front	Closed
6	Exterior lighting fixtures or lamps are not maintained.	North Side of Building	Closed
7	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair. Specifically damaged sign post on grassed area by rear parking lot	Parking Area	Closed
8	Exterior lighting fixtures or lamps are not maintained. Specifically damaged light fixture at west penthouse	Roof Of Building	Closed
9	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Insecure cables in stairwell to roof	Roof Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Specifically hole in wall on South penthouse; damaged parging and paint on west penthouse; damaged concrete on elevator room	Roof Of Building	Closed
11	The exterior walls and their components are not being maintained in good repair. Specifically damaged brick at S/E wall.	South East	Closed
12	The protective/decorative finish on the stairwell surfaces are not being maintained in good repair. Specifically - ceiling finish not maintained.	Stairway	Substantially Co
13	Exterior steps, not maintained. Specifically stairways to underground parking garage contain litter.	Stairway	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 141511 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-09	10-FEB-10	11-Feb-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storage rooms, locker rooms, garbage chute rooms throughout building are full of debris.	Interior of Building	Closed
2	13th floor ceiling in the storage room contains holes and broken plaster.	Interior of Building	Closed
3	4th floor storage room walls contain graffiti.	Interior of Building	Closed
4	2nd floor locker room walls contain graffiti.	Interior of Building	Closed
5	Markings on the wall	Interior of Building	Closed
6	Markings on the wall.	Interior of Building	Closed
7	Markings on the ceiling.	Interior of Building	Closed
8	The wall on the 14th floor near elevators is stained.	Interior of Building	Closed
9	The repair in the 26th floor storage room has not been painted.	Interior of Building	Closed
10	Main floor wall near apt 104 has damaged plaster.	Interior of Building	Closed
11	Mailbox doors are not in good repair	Interior of Building	Closed
12	Floor tile near apt 1703 is broken.	Interior of Building	Closed
13	The floor tile on the 6th floor near the locker room is broken.	Interior of Building	Closed
14	Stairway floors are stained and finish is worn.	Interior of Building	Closed
15	Numerous storage rooms are not provided with lighting.	Interior of Building	Closed
16	Numerous locker rooms not provided with lighting.	Interior of Building	Closed
17	The light fixture is not secured to the ceiling.	Interior of Building	Closed
18	Light switch is loose.	Interior of Building	Closed
19	The light switch is broken.	Interior of Building	Closed
20	15th floor south stairway door has a hole.	Interior of Building	Closed
21	Hole in ceiling near apt 1307	Interior of 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.**