

MLS Building Audit Program - Details

Property Address : 275 BLEECKER ST

Legal Description: PLAN D172 LOTS 30 32 52 & 67 RP 66R3450 PT LOT 31

Roll No. : 1904074430010000000

Building : **275 BLEECKER ST**

Report Date : **January 17, 2020**

Building Audit Date : **August 22, 2016**

**** 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 17, 2020

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Graffiti	16 208916 GRA 00 IV		Closed	17-Aug-16	22-AUG-16	N/A**
2	Long Grass and Weeds	16 208912 LGW 00 IV		Closed	17-Aug-16	22-AUG-16	N/A**
3	Property Standards	16 211572 PRS 00 IV		Closed	31-Aug-16	31-AUG-18	100.00%
4	Property Standards	16 212700 PRS 00 IV		Order Issued	31-Aug-16	31-AUG-18	10.00%
5	Property Standards	16 212951 PRS 00 IV		Closed	31-Aug-16	31-OCT-16	100.00%
6	Property Standards	16 213081 PRS 00 IV		Closed	31-Aug-16	30-SEP-16	100.00%
7	Property Standards	16 213482 PRS 00 IV		Closed	31-Aug-16	01-MAY-17	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
4	Property Standards	16 212700 PRS 00 IV		Order Issued	31-Aug-16	31-AUG-18	2-Dec-20

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely but not limited to: Bent Panels on balconies.	Balcony Panel(s)	Open
2	The balcony is not maintained in good repair. Namely but not limited to: Surface Rust/Deterioration on balcony panels.	Balcony Panels	Open
3	Exterior door is not maintained in good repair. Namely but not limited to: peeling/deteriorated paint on doors throughout the exterior of the building.	Door(s)	Open
4	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Deteriorated Paint on Shear walls on Elevator Room	Elevator Room - Exterior	Open
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to: Loose Concrete/Exposed Rebar on Elevator Room Canopy	Elevator Room - Exterior	Open
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Peeling paint on walls around underground parking ramp.	Ramp - Parking Garage	Open
7	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Deteriorated finish on all exterior shear walls.	Shear Walls - Throughout	Open
8	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to: cracked/deteriorated concrete on ledge over exit doors adjacent to the Garbage Compactor Room	South	Open
9	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to: Missing bricks adjacent to south exit door near garden.	South	Open
10	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Deteriorated concrete on Ventilation shaft located on the south side of the building near the food bank entrance.	South - Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 212951 PRS 00 IV		Closed	31-Aug-16	31-OCT-16	15-Jun-18

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: Hole in unit door #1214	12th Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: damaged/dented/deteriorated electrical room doors.	5th Floor	Closed
3	The plumbing system is not kept in good working order. Namely but not limited to: Deteriorated Insulation on pipes in PRV Room.	5th Floor	Closed
4	Interior door is not a good fit in its frame. Namely but not limited to: Unit #917	9th Floor	Closed
5	The plumbing system is not kept in good working order. Namely but not limited to: deteriorated drain pipes in old Bicycle Repair Room.	Basement	Closed
6	The electrical fixtures are not maintained in good working order. Namely but not limited to: loose/hanging heat detector in Sprinkler/Fire Room	Basement	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Cleanout of floors in storage locker rooms and general storage rooms.	Basement	Closed
8	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Missing cross section of guard	Basement	Closed
9	Wall(s) not maintained clean.	Compactor Room	Closed
10	Garbage storage area is not maintained in a odour free condition. Namely but not limited to: Comapctor Room	Compactor Room	Closed
11	Ceiling not maintained clean.	Compactor Room	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition	Compactor Room	Closed
13	The exterior surface has not been restored and/or resurfacedn where necessary. Namely but not limited to: Refinishing of large vent located on south side of Elevator Room.	Elevator Room Exterior	Closed
14	The electrical fixtures are not maintained in good working order. Namely but not limited to: Missing cover on bell box on south side of Elevator Room.	Elevator Room Exterior	Closed
15	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. Namely but not limited to: Dead Tree located near foodbank entrance, 2 remaining stumps with enclosure around them at the intersection of Bleecker Street and St James.	Exterior Of Building	Closed
16	The grass is not being maintained in a living condition. Namely but not limited to: missing/dead grass located at the south side of the property adjacent to the swimming pool at 200 Wellesley Street and where required.	Exterior Of Building	Closed
17	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely but not limited to: Repair and refinish of fence enclosure around garbage area.	Garbage Enclosure Area	Closed
18	The smoke and/or vent stack is not maintained in good repair and/or free from defects. Namely but not limited to: Damaged/Deteriorated laundry room vent covers at south side of building	Laundry Room	Closed
19	The electrical connections are not maintained in good working order. Namely but not limited to: Loose wires on roof of building.	Roof Of Building	Closed
20	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely but not limited to: Peeling/Deteriorated Insulation on ventilation shafts on roof.	Roof Of Building	Closed
21	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely but not limited to: Peeling paint on iron fence around property.	Throughout Property	Closed
22	The plumbing system is not kept in good working order. Namely but not limited to: Peeling/deteriorated insulation on pipe near Spot Number 13	Underground Garage Level 1	Closed
23	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: sludge in Underground Level P2 and Sprinkler Room due to system backup adjacent to Sump Pump Room/Sprinkler Room.	Underground Garage Level 2	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	16 213081 PRS 00 IV		Closed	31-Aug-16	30-SEP-16	2-May-17

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Bell Rooms	11th Floor	Closed
2	The electrical fixtures are not maintained in good working order. Namely but not limited to: Missing switch cover near Unit #1214	12th Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Bell Room Floor (Both Rooms)	1st Floor - Bell Room	Closed
4	The ventilation system or unit is not regularly cleaned. Namely but not limited to: Cleaning of vent near Unit #111	1st Floor	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Burnt out light fixture near #106	1st Floor	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor - Electrical Room	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Burnt out light adjacent to unit 2005	20th Floor	Closed
8	The electrical fixtures are not maintained in good working order. Namely but not limited to: Broken/Wooden switch cover installed on fire box near unit #201	2nd Floor	Closed
9	The ventilation system or unit is not regularly cleaned. Namely but not limited to: Vent near Unit #511	5th Floor	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of all door thresholds throughout building to further include 5th floor.	5th Floor	Closed
11	The electrical fixtures are not maintained in good working order. Namely but not limited to: Missing cover on fire box near unit #501	5th Floor	Closed
12	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Burnt out Light in PRV Room	5th Floor - PRV Room	Closed
13	The floor drain is not maintained in good repair. Namely but not limited to: missing floor drain covers in all storage/recreation/workshop/cleaners rooms located in the basement.	Basement	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: Broken lock on door opposite Recreation Room.	Basement	Closed
15	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to: Multiple linked extension cords being used to supply power into Storage Room #13	Bell Room - Basement	Closed
16	The electrical fixtures are not maintained in good working order. Namely but not limited to: missing electrical covers and switch plate covers in CO Room.	CO Room	Closed
17	The electrical connections are not maintained in good working order. Namely but not limited to: Loose and Hanging wires	CO Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cleaning/polishing of floors in Chute Rooms.	Chute Rooms	Closed
19	The electrical receptacle are not maintained in good working order. Namely but not limited to: missing receptacle covers in Cleaners room on junction boxes and light switches. Where Required.	Cleaners Room	Closed
20	The ventilation system or unit is not regularly cleaned. Namely but not limited to: Vent Covers in Electrical Closets	Electrical Closets	Closed
21	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to: All windows not in conformity with the code.	Exterior Of Building	Closed
22	Exterior window(s) with broken/cracked glass.	Laundry Room	Closed

23	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: lint/dust/debris	Laundry Room	Closed
24	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to: Washing Machine(s) #12 & 14	Laundry Room	Closed
25	The electrical connections are not maintained in good working order. Namely but not limited to: loose/hanging wires	Maintenance Room - 1st Floor	Closed
26	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to: Extension cord being used to power ceiling fan.	Maintenance Room - 1st Floor	Closed
27	The electrical receptacle are not maintained in good working order. Namely but not limited to: Missing cover at junction box in moving room.	Moving Room	Closed
28	The floor drain is not maintained in good repair. Namely but not limited to: P1 and P2 levels of Parking garage	Parking Garage	Closed
29	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: loose stair caps in west stairwell between floors 1-2	Stairway - 1st Floor to 2nd Floor - Centre	Closed
30	The electrical receptacle are not maintained in good working order. Namely but not limited to: Storage Room #13 missing coverplates	Storage Room # 13	Closed
31	The electrical connections are not maintained in good working order. Namely but not limited to: Storage Room #13 loose wires and damaged fan	Storage Room #13	Closed
32	The electrical fixtures are not maintained in good working order. Namely but not limited to: Missing switch cover in Storage Room #2	Storage Room #2	Closed
33	Door hardware/devices are not installed. Namely but not limited to: Missing Door Handle at Storage Room #2	Storage Room #2 - Basement	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 211572 PRS 00 IV		Closed	31-Aug-16	31-AUG-18	5-Dec-18

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
2	The parking or storage garage does not have a designated safe-exit route. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
3	The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
4	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
5	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
6	The plumbing system is not kept in good working order. Namely but not limited to: Rusted/decayed/rotten drain pipes throughout garage.	1st Underground Parking Level	Closed
7	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P1 Parking Level Membrane is deteriorated/peeling.	1st Underground Parking Level	Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
11	The walls in the parking or storage garage are not impervious to water. Namely but not limited to: P1 Parking Level walls leaking water.	1st Underground Parking Level	Closed
12	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	1st Underground Parking Level	Closed
13	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P1 Parking Level walls with vertical and horizontal cracking.	1st Underground Parking Level	Closed
15	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely but not limited to: P1 Parking Level - Peeling/Delaminating Paint	1st Underground Parking Level	Closed
16	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
17	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to: P1 Parking Level peeling paint/delamination	1st Underground Parking Level	Closed
19	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Namely but not limited to: P1 Parking Level	1st Underground Parking Level	Closed
20	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed

21	The parking or storage garage does not have a designated safe-exit route. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
22	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
23	The plumbing system is not kept in good working order. Namely but not limited to: Rusted/decayed/rotten drain pipes throughout garage.	2nd Underground Parking Level	Closed
24	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely but not limited to: P2 Parking Level - Old Elevator Equipment, magazines.	2nd Underground Parking Level	Closed
25	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
26	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
27	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
28	The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
29	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P2 Parking Level, exposed rebar, missing rebar To Include Ramps and ledge beams.	2nd Underground Parking Level	Closed
30	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
31	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
32	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
33	The walls in the parking or storage garage are not impervious to water. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
34	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
35	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
36	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely but not limited to: P2 Parking Level	2nd Underground Parking Level	Closed
37	Parking Garage that is used for the parking of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely but not limited to: Re-Painting of Lines.	P1 & P2	Closed
38	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
39	The property is not being kept free of rodents, vermin, insects or other pests. Namely but not limited to: Multiple squirrels throughout garage.	Underground Parking Area	Closed
40	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Sump Pump Room	Underground Parking Garage P2	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	16 213482 PRS 00 IV		Closed	31-Aug-16	01-MAY-17	5-Dec-18

No. of defects contained within the Order : 57

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: Stair nosings near unit #1017	10th Floor - Stairwell	Closed
2	The stair, landing and every appurtenance, surface cover and finish is not maintained.	11th Floor - Stairwell	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: Missing post cover on stairwell railings	11th Floor - Stairwell	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Missing baseboard near unit #1409	14th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Ceiling near Unit # 1412	14th Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Missing baseboard near unit #1414	14th Floor	Closed
7	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Cracked stair ledges 14th Floor Stairwell	14th Floor - Stairwells	Closed
8	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Stair Tread and Riser deterioration in West Stairwell between the 16th and 17th Floors	17th Floor	Closed
9	Ceiling not maintained clean. Namely but not limited to: Stained/Damaged tiles	17th Floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Stained/Damaged/Displaced tiles	17th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Cracked/Damaged/Missing wall tiles in chute room and elevator lobby	17th Floor	Closed
12	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: missing baseboard at chute room.	18th Floor	Closed
13	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to: broken/deteriorated radiator cover at south west exit hallway.	1st Floor	Closed
14	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Caged in staircase located in the east stairwell have damaged/deteriorated nosings and treads.	1st Floor - East Stairwell	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Cracked wall tiles at elevator	20th Floor	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Missing baseboard tiles at elevator	22nd Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing baseboard near unit #208	2nd Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Chute Room wall tiles.	2nd Floor - Chute Room	Closed
19	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: deteriorated stair nosings near unit #215	2nd Floor - Stairwell	Closed
20	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: rusted stairs near Unit #201	2nd Floor - Stairwell	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: missing baseboard near #312	3rd Floor	Closed

22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: cracked wall tiles in chute room.	3rd Floor - Chute Room	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cracked lobby tile near unit #408	4th Floor	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Broken/Cracked/Stained/Deteriorated Ceiling tiles.	5th Floor	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing baseboard and baseboard tiles near unit #607 & #608	6th Floor	Closed
26	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Chute Room	6th Floor - Chute Room	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing baseboard near unit # 702	7th Floor	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing tile near unit #808	8th Floor	Closed
29	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: Stairwell nosings near #815	8th Floor - Stairwell	Closed
30	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: Stair Nosings near unit #917	9th Floor - Stairwell	Closed
31	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to: missing cover on radiator in activity room	Activity Room/Lobby	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling/Deteriorated paint on ventilation shafts	CO Room	Closed
33	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to: missing rad cover in CO Room	CO Room	Closed
34	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Peeling/Delaminating Floor paint in CO Room and Cleaners Room	CO Room & Cleaners Room	Closed
35	Lighting in a service room is provided at less than 200 lux.	CO Room/Water Room	Closed
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Chute Rooms	Chute Rooms	Closed
37	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Large Holes/Breaks/Cracks in wall	Cleaners Room	Closed
38	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely but not limited to: Electrical Rooms on each floor - where required.	Electrical Closets	Closed
39	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Elevator Doors and Frames on each floor.	Elevators - Throughout	Closed
40	Interior door(s) are not maintained in good repair. Namely but not limited to: peeling/deteriorated paint on Stairwell/Unit/Chute Room/Service Rooms, to include frames.	Interior of Building	Closed
41	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Peeling/Deteriorated Paint in Stairwells and Corridors	Interior of Building	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Stairwells and Corridors	Interior of Building	Closed
43	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling/Deteriorated Paint in Laundry Room	Laundry Room	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: hole in wall/bench at front lobby.	Lobby	Closed
45	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: peeling/deteriorated paint and plaster	Maintenance Room	Closed
46	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely but not limited to: Wall Fans/Heaters	Maintenance Room	Closed
47	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely but not limited to: large portion of missing concrete underneath moving room exterior doors.	Moving Room	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing baseboards in moving room underneath garbage chute	Moving Room	Closed
49	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling/Deteriorated Paint	Moving Room	Closed

50	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Service room on roof beneath the elevator room.	Service Room - Roof	Closed
51	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 but not limited to: Lighting in Stairwells throughout building.	Stairwells	Closed
52	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Peeling/Deteriorated Floor Paint in stairwells.	Stairwells - Throughout	Closed
53	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Refinishing of floors in storage room #13	Storage Room #13	Closed
54	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Refinishing of wall in storage room #13	Storage Room #13	Closed
55	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: All storage Rooms on the basement level.	Storage Room(s)	Closed
56	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Deteriorated Underside of stairs - Storage Room #2	Storage Room #2	Closed
57	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: missing covers	Throughout 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.**