

Manhattan Plaza

Inspection Summary By Area

Pre-REAC

Scheduled: 04/06/2022

Closed: 04/08/2022

ID: 355596

Score: 50.63

Scoring Summary - Pre-REAC

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
Entire Site	5.15	5.15	5.15	12.21	7.06	2
Exterior	21.1	21.1	8.82	17.68	8.86	3
Systems	165.33	83.54	23.24	23.5	0.26	23
Common Area	30.21	21.44	8.17	8.25	0.08	42
Unit	3.99	3.99	3.99	38.36	34.37	16
Total	225.78	135.22	49.37	100	50.63	86

Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules

Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules

Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules

Units Area Score is projected for the REAC sample size based on the average unit score

Inspection Results

Entire Site										
Site Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage	Bld a roof vegetation	1	04/07/22 08:23 DM		L2			1.72
Walkway/Steps	Handrail	RAILING: Handrail for 4 or more stairs is missing, damaged, loose - unusable	Handrail missing front of Bld near food emporium. With 4 steepers/risers	2	04/07/22 11:48 DM		L3			3.43

Site Entire Site Totals

Violations: 2

Possible Pts.: 12.21

Pts. Lost: 5.15 (5.15 Raw/5.15 Adj./5.15 Cap)

Pts. Retained: 7.06

Exterior										
Tower B Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Entry/Fire/Bath	SURFACE: Door has significantly peeling paint, cracking, rust or no finish	Fire exit on roof peeling paint	3	04/06/22 09:40 DM		L3	X	NLT	4.87
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Roof exterior disconnect exposed wires	4	04/06/22 09:35 DM		L3	X	LT	8.11
Roofing	Roof Surface/Shingle	SURFACE: Damage to membrane allowing water to penetrate	Scaffold anchor in roof	5	04/06/22 09:37 DM		L3			8.11

Tower B Exterior Totals

Violations: 3

Possible Pts.: 8.82

Pts. Lost: 8.82 (21.1 Raw/21.1 Adj./8.82 Cap)

Pts. Retained: 0

Systems										
Tower A Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Boiler room panel AP-RAA NIS open ports covered by self made inserts	8	04/07/22 08:16 DM		L3	X	LT	8.92

Inspection Results (Continued)

Tower A (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Boiler room HV-15 boiler box unsecured exposed wires	9	04/07/22 08:26 DM		L3	X	LT	8.92
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Elevator room-Westinghouse roof tank box unsecured	10	04/07/22 08:29 DM		L3	X	LT	8.92
Electrical System	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	34 floor electrical closet LP-34 A breaker box loose cover	6	04/07/22 09:03 DM		L3	X	LT	8.92
Electrical System	Electric Panel	EXPOSED WIRES: Gap of 1/4in. or more in a breaker row/panel	9th floor disconnect hall j-p door unsecure exposed wires	7	04/07/22 11:00 DM		L3	X	LT	8.92
Emergency Power	Auxiliary Lighting	EMERGENCY POWER: Auxiliary light damaged or inoperable	Elevator room inoperable	11	04/07/22 08:28 DM		L3	X	NLT	1.15
Emergency Power	Auxiliary Lighting	EMERGENCY POWER: Auxiliary light damaged or inoperable	Elevator room top floor inoperable	12	04/07/22 08:30 DM		L3	X	NLT	1.15
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	16 floor breaker AP-16a breaker box cover is loose	13	04/07/22 10:36 DM		L3	X	LT	8.92
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	10 floor breaker AP-10a breaker cover loose	14	04/07/22 10:54 DM		L3	X	LT	8.92
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	3 floor service area.. meter box needs zip tie	15	04/07/22 11:24 DM		L3	X	LT	8.92
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	B stairwell ground level missing screw loose box. LP-B-LB	16	04/07/22 13:38 DM		L3	X	LT	8.92
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	B and G workshop - nails protruding through wall	18	04/07/22 13:42 DM		L3	X	NLT	4.02
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Garage level L elevator machine room - elevator box unsecured	17	04/07/22 13:48 DM		L3	X	LT	8.92

Tower A Systems Totals

Violations: 13

Possible Pts.: 11.52

Pts. Lost: 11.52 (95.57 Raw/31.94 Adj./11.52 Cap)

Pts. Retained: 0

Tower B

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Domestic Water	Water Heater	LEAK: Water heater leaking water from main tank	Boiler room water heater leak	19	04/06/22 15:51 DM		L3			5.45
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Roof boiler room left of entrance door cover is loose on breaker box under at-rb-a	21	04/06/22 09:22 DM		L3	X	LT	9.08
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	39th floor electrical closet breaker box loose cover	22	04/06/22 10:14 DM		L3	X	LT	9.08
Electrical System	Electric Panel	BLOCKED: Blocked access to electric panel or fuse panel	Floor 33 utility breaker box lock broken- access denied to box	20	04/06/22 11:21 DM		L3	X	NLT	4.09
Electrical System	Electric Panel	EXPOSED WIRES: Any loose/unsecured section of a panel cover	Ellington room breaker box cover missing	23	04/06/22 15:00 DM		L3	X	LT	9.08
Emergency Power	Auxiliary Lighting	EMERGENCY POWER: Auxiliary light damaged or inoperable	Elevator machine hallway inop	24	04/06/22 09:27 DM		L3	X	NLT	1.17
Fire Protection	Extinguisher	FIRE SAFETY: 5-10% of extinguishers missing/damaged/expired	Compactor room fire extinguisher expired 2019	25	04/06/22 15:23 DM		L2			4.54
Health & Safety	Health & Safety	ELECTRICAL: Water or Rust/Liquid Streaks Present on or near electrical equipment	Elevator room equipment box number 1 , 2 ,5, unsecured exposed wires	26	04/06/22 09:32 DM		L3	X	LT	9.08
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	15th floor electrical closet breaker box cover is loose	27	04/06/22 14:10 DM		L3	X	LT	9.08
Sanitary System	Pipes/drains	COVERS: Missing or damaged floor drain cover	Store room six - drain cover missing on sewer pipe	28	04/06/22 15:32 DM		L3	X	NLT	9.08

Tower B Systems Totals

Violations: 10

Possible Pts.: 11.72

Pts. Lost: 11.72 (69.76 Raw/51.59 Adj./11.72 Cap)

Pts. Retained: 0

Common Area

Tower A

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Closet/Utility/Mechanical	Walls	HOLE: Hole/missing tile/damaged area more than 8.5x11in.	10 floor breaker room a-h wall hole	29	04/07/22 10:55 DM		L2			0.45
Halls/Corridors/Stair s	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	Floor 38 b stairwell door not self closing	30	04/07/22 08:53 DM		L2			0.45
Halls/Corridors/Stair s	Wall Trim	TRIM: Damaged/ deteriorated trim between 10-50%	26th floor hall A-H trim missing	31	04/07/22 09:29 DM		L2			0.10
Halls/Corridors/Stair s	Window Seals/Sills	SEALS: Thermopane seal on window damaged/failed	19th floor main. Seals damaged in window	32	04/07/22 10:24 DM		L3			2.02
Health & Safety	Health & Safety	ELECTRICAL: Water or Rust/Liquid Streaks Present on or near electrical equipment	18 th and 20 th floor smoke detectors loose exposed wires	33	04/07/22 10:29 DM		L3	X	LT	2.02
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Trash room- middle disconnect unsecured exposed wires	34	04/07/22 11:35 DM		L3	X	LT	2.02
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	Town house RR -floor heater missing cover	35	04/07/22 13:27 DM		L3	X	NLT	0.91
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	23 floor trash shoot not self closing	36	04/07/22 09:40 DM		L2			0.23
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	14 floor trash shoot not self closing	37	04/07/22 10:43 DM		L2			0.23
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	9th floor trash room door not self	38	04/07/22 10:58 DM		L2			0.23
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	5th floor trash shoot not self closing	39	04/07/22 11:14 DM		L2			0.23

Tower A Common Area Totals

Violations: 11

Possible Pts.: 4.04

Pts. Lost: 4.04 (8.89 Raw/8.21 Adj./4.04 Cap)

Pts. Retained: 0

Tower B

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Closet/Utility/Mechanical	Floor - Hard	WATER STAIN: Water stains/damage/mold/mildew > 4sf	26 floor electrical college water stains on floor	40	04/06/22 13:22 DM		L3	X	NLT	0.46
Closet/Utility/Mechanical	Walls	CRACK: Crack > 1/8in. wide and 11in. long	Maintenance room 20 N hole in wall	41	04/06/22 13:48 DM		L1			0.23
Closet/Utility/Mechanical	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	9 th floor electrical closet wall need paint	42	04/06/22 14:33 DM		L2			0.10
Halls/Corridors/Stair s	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable	8th floor electrical door not self closing	43	04/06/22 14:35 DM		L1			0.23
Halls/Corridors/Stair s	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	39th floor a-h electric closet-door not self closing	44	04/06/22 10:17 DM		L3			0.93
Halls/Corridors/Stair s	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	1st floor service area door will not self close	45	04/06/22 15:11 DM		L2			0.46
Halls/Corridors/Stair s	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	C compactor self closing door l inoperable	46	04/06/22 15:22 DM		L2			0.46
Halls/Corridors/Stair s	Door - Interior	SURFACE: Door has significantly peeling paint, cracking, rust or no finish	Exit door to 42 street door from basement door delaminate	47	04/06/22 15:37 DM		L3			0.93
Halls/Corridors/Stair s	Floor - Hard	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf	Store room hall way peeling paint floor	48	04/06/22 15:35 DM		L1			0.05
Halls/Corridors/Stair s	Outlets/Switches	COVERS: Outlet/switch has broken/missing cover plate - could expose wires	29th floor cover plate missing	49	04/06/22 11:51 DM		L3	X	LT	0.93
Halls/Corridors/Stair s	Walls	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	15th floor hallway wall need paint	50	04/06/22 14:07 DM		L2			0.10
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Elevator room blower disconnect unsecured exposed wires	52	04/06/22 09:29 DM		L3	X	LT	2.06
Health & Safety	Health & Safety	SHARP EDGES: Any defect that could pose a cutting risk	44th floor cable line box has sharp edge	57	04/06/22 09:51 DM		L3	X	NLT	0.93
Health & Safety	Health & Safety	ELECTRICAL: Water or Rust/Liquid Streaks Present on or near electrical equipment	Floor 32 main breaker room outlet is loose exposed wires	51	04/06/22 11:30 DM		L3	X	LT	2.06

Inspection Results (Continued)

Tower B (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	6th and 5th b staircase-sprinkler box unsecured	56	04/06/22 14:45 DM		L3	X	NLT	0.00
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Ems system relay in 1st floor service area insecure box exposed wires	53	04/06/22 15:08 DM		L3	X	LT	2.06
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	1st floor trash room disconnect unsecured exposed wires	54	04/06/22 15:12 DM		L3	X	LT	2.06
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Handy man workshop hvac ptac unit has wires exposed	55	04/06/22 15:19 DM		L3	X	LT	2.06
Laundry Room	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	36th floor laundry not self closing	58	04/06/22 10:43 DM		L3			0.93
Laundry Room	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	30 th floor laundry not sled closing	59	04/06/22 11:48 DM		L3			0.93
Laundry Room	Door - Interior	HARDWARE: Interior door hardware damaged/ inoperable	45th floor laundry door won't self latch	60	04/06/22 09:44 DM		L2			0.46
Other Community Spaces	Door - Entry/Fire/Bath	SURFACE: Significant Damage to Surface Holes/Rust/Glass-Peeling/Lack of Paint/non-workmanlike repair	Handy man room door has holes	61	04/06/22 15:20 DM		L3			0.46
Other Community Spaces	Electric Panel	GFCI: GFCI or AFCI Breaker not testing/operating	Basement gfi inoperable	62	04/06/22 15:26 DM		L3	X	NLT	1.03
Other Community Spaces	Walls	CRACK: Crack > 1/8in. wide and 11in. long	Handy man workshop- crack in wall	63	04/06/22 15:16 DM		L1			0.12
Storage Room	Door - Interior	SURFACE: Door has significantly peeling paint, cracking, rust or no finish	Hall door leading to j level garage- door cracked	64	04/06/22 15:56 DM		L3			0.46
Storage Room	Walls	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf	Storage 6 and 7 water stains	65	04/06/22 15:33 DM		L1			0.06
Storage Room	Walls	WATER STAIN: Evidence of leak/mold/mildew 4 sq in. - 1 sf	Store room 3 water stains on wall	66	04/06/22 15:45 DM		L1			0.06
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	27th floor trash doesn't self close	67	04/06/22 13:15 DM		L2			0.23
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	10 floor trash chute room	68	04/06/22 14:27 DM		L2			0.23
Trash Collection Area	Trash Chute	CHUTES: Trash chute door does not self close to latch	9th floor trash room chute door wnt close	69	04/06/22 14:30 DM		L2			0.23

Tower B Common Area Totals

Violations: 30

Possible Pts.: 4.12

Pts. Lost: 4.12 (21.31 Raw/13.22 Adj./4.12 Cap)

Pts. Retained: 0

W 42nd St

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	ELECTRICAL: Water or Rust/Liquid Streaks Present on or near electrical equipment	Unit kk exit door knob missing	70	04/08/22 09:55 DM		L3	X	LT	0.01

W 42nd St Common Area Totals

Violations: 1

Possible Pts.: 0.01

Pts. Lost: 0.01 (0.01 Raw/0.01 Adj./0.01 Cap)

Pts. Retained: 0

Unit

Tower A: Unit 01-18H

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Halls/Corridors/Stair s	Smoke Detector	FIRE SAFETY: Smoke detector inoperable/missing	Hall missing smoke detector		04/08/22 10:45 DM		L3	X	LT	0.00

Tower A: Unit 01-18H Unit Totals

Violations: 1

Possible Pts.: 1.42

Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)

Pts. Retained: 1.42

Tower A: Unit 01-18J

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 10:51 DM					0.00

Tower A: Unit 01-18J Unit Totals

Violations:

Possible Pts.: 0

Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)

Pts. Retained: 0

Inspection Results (Continued)

Tower A: Unit 01-18R

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 10:49 DM					0.00

Tower A: Unit 01-18R Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower A: Unit 01-23O

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 10:39 DM					0.00

Tower A: Unit 01-23O Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower A: Unit 01-23T

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Bathroom tub mildew	71	04/08/22 10:41 DM		L3	X	NLT	0.48

Tower A: Unit 01-23T Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.48 (0.48 Raw/0.48 Adj./0.48 Cap) Pts. Retained: 0.94

Tower A: Unit 01-25B

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 10:36 DM					0.00

Tower A: Unit 01-25B Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower A: Unit 01-35A

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 10:24 DM					0.00

Tower A: Unit 01-35A Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower A: Unit 01-35M

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Kitchen	Floor - Hard	FLOOR COVERING: Between 10-50% of hard floor shows wear/stains/damage/non-workmanlike repair	Floor buckling	72	04/08/22 10:29 DM		L2			0.09

Tower A: Unit 01-35M Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.09 (0.09 Raw/0.09 Adj./0.09 Cap) Pts. Retained: 1.33

Tower A: Unit 01-35N

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Living Room	Window Seals/Sills	SEALS: Missing or deteriorated caulk-seal- still functions		73	04/08/22 10:30 DM		L1			0.08

Tower A: Unit 01-35N Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.08 (0.08 Raw/0.08 Adj./0.08 Cap) Pts. Retained: 1.34

Tower A: Unit 01-35Q

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Kitchen	Cabinets	CABINETS: More than 50% of cabinets/doors/shelves missing or laminate is separating	Kitchen cabinets are missing	74	04/08/22 10:18 DM		L3			0.27

Tower A: Unit 01-35Q Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.27 (0.27 Raw/0.27 Adj./0.27 Cap) Pts. Retained: 1.15

Inspection Results (Continued)

Tower A: Unit 01-44J

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Entire Location	No observed deficiencies in entire location			04/08/22 10:12 DM					0.00

Tower A: Unit 01-44J Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower B: Unit 02-11B

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 09:48 DM					0.00

Tower B: Unit 02-11B Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower B: Unit 02-16Q

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit			04/08/22 09:44 DM					0.00
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	Entry door will not self close		04/08/22 09:44 DM		L3			0.14

Tower B: Unit 02-16Q Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.14 (0.14 Raw/0.14 Adj./0.14 Cap) Pts. Retained: 1.28

Tower B: Unit 02-20N

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Gap in breaker box greater than 1/4 inch	75	04/06/22 13:51 DM		L3	X	LT	1.07

Tower B: Unit 02-20N Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 1.07 (1.07 Raw/1.07 Adj./1.07 Cap) Pts. Retained: 0.35

Tower B: Unit 02-26K

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	No Issues/Violations	No observed deficiencies in entire unit	No issues		04/08/22 09:39 DM					0.00

Tower B: Unit 02-26K Unit Totals

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Tower B: Unit 02-28H

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bedroom 1	Walls	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.	Bedroom 1	76	04/08/22 09:37 DM		L1			0.03

Tower B: Unit 02-28H Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.03 (0.03 Raw/0.03 Adj./0.03 Cap) Pts. Retained: 1.39

Tower B: Unit 02-31Q

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Bath tub.	77	04/06/22 11:47 DM		L3	X	NLT	0.48

Tower B: Unit 02-31Q Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.48 (0.48 Raw/0.48 Adj./0.48 Cap) Pts. Retained: 0.94

Tower B: Unit 02-32Q

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	No observed deficiencies		04/06/22 11:29 DM		L3	X	NLT	0.00

Tower B: Unit 02-32Q Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.42

Inspection Results (Continued)

Tower B: Unit 02-34G

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	No observable deficiency		04/06/22 11:15 DM		L3	X	NLT	0.00

Tower B: Unit 02-34G Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.42

Tower B: Unit 02-34L

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Ceiling	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf	Bath ceiling peeling paint	78	04/06/22 11:07 DM		L1			0.01

Tower B: Unit 02-34L Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.01 (0.01 Raw/0.01 Adj./0.01 Cap) Pts. Retained: 1.41

Tower B: Unit 02-36G

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	No observed defect		04/06/22 10:37 DM		L3	X	NLT	0.00

Tower B: Unit 02-36G Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 1.42

Tower B: Unit 02-39E

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	Back patio not latching	79	04/06/22 10:40 DM		L3			0.14

Tower B: Unit 02-39E Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.14 (0.14 Raw/0.14 Adj./0.14 Cap) Pts. Retained: 1.28

Tower B: Unit 02-39H

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Local Systems	HVAC System	HVAC: HVAC unit does not function - heating/cooling	Baseboard heater is inoperable	80	04/06/22 10:21 DM		L3	X	NLT	1.07

Tower B: Unit 02-39H Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 1.07 (1.07 Raw/1.07 Adj./1.07 Cap) Pts. Retained: 0.35

Tower B: Unit 02-43G

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	Bath closet door off hinge	81	04/06/22 09:59 DM		L3			0.14

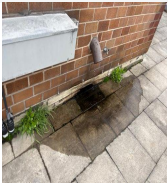
Tower B: Unit 02-43G Unit Totals

Violations: 1 Possible Pts.: 1.42 Pts. Lost: 0.14 (0.14 Raw/0.14 Adj./0.14 Cap) Pts. Retained: 1.28

Inspection Photos

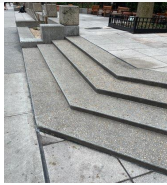
Entire Site

Site



1

Site - Grounds -
Vegetation
CAPTION: Bld a
roof vegetation



2

Site -
Walkway/Steps -
Handrail CAPTION:
Handrail missing
front of Bld near
food emporium.
With 4 steep/risers

Exterior

Tower B



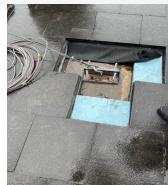
3

Tower B - Entry
Door - Door -
Entry/Fire/Bath
CAPTION: Fire exit
on roof peeling paint



4

Tower B - Health &
Safety - Health &
Safety CAPTION:
Roof exterior
disconnect exposed
wires



5

Tower B - Roofing -
Roof
Surface/Shingle
CAPTION: Scaffold
anchor in roof

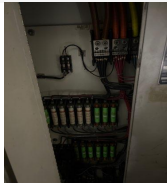
Systems

Tower A



8

Tower A - Electrical
System - Electric
Panel CAPTION:
Boiler room panel
AP-RAA NIS open
ports covered by
self made inserts



9

Tower A - Electrical
System - Electric
Panel CAPTION:
Boiler room HV-15
boiler box
unsecured exposed
wires



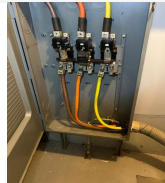
10

Tower A - Electrical
System - Electric
Panel CAPTION:
Elevator room-
Westinghouse roof
tank box unsecured



6

Tower A - Electrical
System - Electric
Panel CAPTION:
34 floor electrical
closet LP-34 A
breaker box loose
cover



7

Tower A - Electrical
System - Electric
Panel CAPTION:
9th floor disconnect
hall j-p door
unsecured exposed
wires



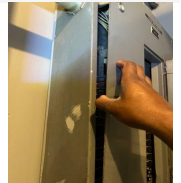
11

Tower A -
Emergency Power -
Auxiliary Lighting
CAPTION: Elevator
room inoperable



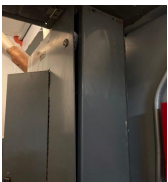
12

Tower A -
Emergency Power -
Auxiliary Lighting
CAPTION: Elevator
room top floor
inoperable



13

Tower A - Health &
Safety - Health &
Safety CAPTION:
16 floor breaker
AP-16a breaker box
cover is loose



14

Tower A - Health &
Safety - Health &
Safety CAPTION:
10 floor breaker
AP-10a breaker
cover loose



15

Tower A - Health &
Safety - Health &
Safety CAPTION: 3
floor service area..
meter box needs zip
tie



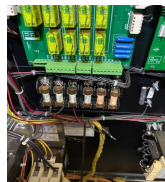
16

Tower A - Health &
Safety - Health &
Safety CAPTION: B
stairwell ground
level missing screw
loose box. LP-B-LB



18

Tower A - Health &
Safety - Health &
Safety CAPTION: B
and G workshop -
nails protruding
through wall



17

Tower A - Health &
Safety - Health &
Safety CAPTION:
Garage level L
elevator machine
room - elevator box
unsecured

Inspection Photos (Continued)

Tower B



19

Tower B - Domestic Water - Water Heater
CAPTION: Boiler room water heater leak



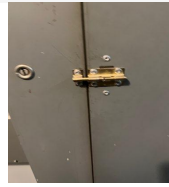
21

Tower B - Electrical System - Electric Panel
CAPTION: Roof boiler room left of entrance door cover is loose on breaker box under at-rb-a



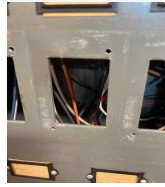
22

Tower B - Electrical System - Electric Panel
CAPTION: 39th floor electrical closet breaker box loose cover



20

Tower B - Electrical System - Electric Panel
CAPTION: Floor 33 utility breaker box lock broken- access denied to box



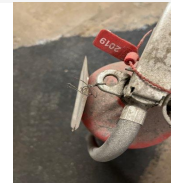
23

Tower B - Electrical System - Electric Panel
CAPTION: Ellington room breaker box cover missing



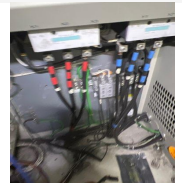
24

Tower B - Emergency Power - Auxiliary Lighting
CAPTION: Elevator machine hallway inop



25

Tower B - Fire Protection - Extinguisher
CAPTION: Compactor room fire extinguisher expired 2019



26

Tower B - Health & Safety - Health & Safety
CAPTION: Elevator room equipment box number 1, 2, 5, unsecured exposed wires



27

Tower B - Health & Safety - Health & Safety
CAPTION: 15th floor electrical closet breaker box cover is loose



28

Tower B - Sanitary System - Pipes/drains
CAPTION: Store room six - drain cover missing on sewer pipe

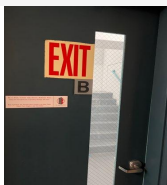
Common Area

Tower A



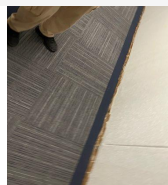
29

Tower A - Closet/Utility/Mechanical - Walls
CAPTION: 10 floor breaker room a-h wall hole



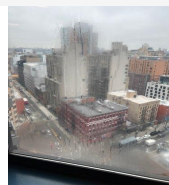
30

Tower A - Halls/Corridors/Stairways - Door - Interior
CAPTION: Floor 38 b stairwell door not self closing



31

Tower A - Halls/Corridors/Stairways - Wall Trim
CAPTION: 26th floor hall A-H trim missing



32

Tower A - Halls/Corridors/Stairways - Window
CAPTION: 19th floor main. Seals damaged in window



33

Tower A - Health & Safety - Health & Safety
CAPTION: 18 th and 20 th floor smoke detectors loose exposed wires



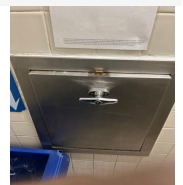
34

Tower A - Health & Safety - Health & Safety
CAPTION: Trash room- middle disconnect unsecured exposed wires



35

Tower A - Health & Safety - Health & Safety
CAPTION: Town house RR-floor heater missing cover



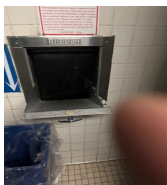
36

Tower A - Trash Collection Area - Trash Chute
CAPTION: 23 floor trash shoot not self closing



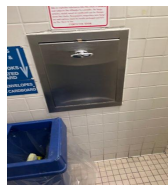
37

Tower A - Trash Collection Area - Trash Chute
CAPTION: 14 floor trash shoot not self closing



38

Tower A - Trash Collection Area - Trash Chute
CAPTION: 9th floor trash room door not self



39

Tower A - Trash Collection Area - Trash Chute
CAPTION: 5th floor trash shoot not self closing

Inspection Photos (Continued)

Tower B



40

Tower B - Closet/Utility/Mechanical - Floor - Hard
CAPTION: 26 floor electrical college water stains on floor



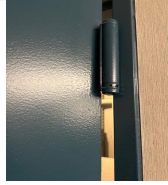
41

Tower B - Closet/Utility/Mechanical - Walls
CAPTION: Maintenance room 20 N hole in wall



42

Tower B - Closet/Utility/Mechanical - Walls
CAPTION: 9th floor electrical closet wall need paint



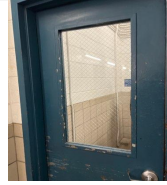
43

Tower B - Halls/Corridors/Stair s - Door - Closet
CAPTION: 8th floor electrical door not self closing



44

Tower B - Halls/Corridors/Stair s - Door - Entry/Fire/Bath
CAPTION: 39th floor a-h electric closet-door not self closing



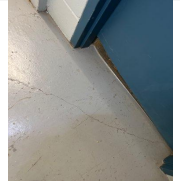
45

Tower B - Halls/Corridors/Stair s - Door - Interior
CAPTION: 1st floor service area door will not self close



46

Tower B - Halls/Corridors/Stair s - Door - Interior
CAPTION: C compactor self closing door l inoperable



47

Tower B - Halls/Corridors/Stair s - Door - Interior
CAPTION: Exit door to 42 street door from basement door delaminate



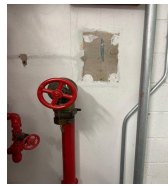
48

Tower B - Halls/Corridors/Stair s - Floor - Hard
CAPTION: Store room hall way peeling paint floor



49

Tower B - Halls/Corridors/Stair s - Outlets/Switches
CAPTION: 29th floor cover plate missing



50

Tower B - Halls/Corridors/Stair s - Walls
CAPTION: 15th floor hallway wall need paint



52

Tower B - Health & Safety - Health & Safety
CAPTION: Elevator room blower disconnect unsecured exposed wires



57

Tower B - Health & Safety - Health & Safety
CAPTION: 44th floor cable line box has sharp edge



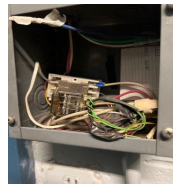
51

Tower B - Health & Safety - Health & Safety
CAPTION: Floor 32 main breaker room outlet is loose exposed wires



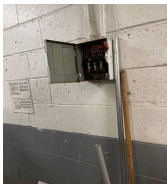
56

Tower B - Health & Safety - Health & Safety
CAPTION: 6th and 5th b staircase-sprinkler box unsecured



53

Tower B - Health & Safety - Health & Safety
CAPTION: Ems system relay in 1st floor service area insecure box exposed wires



54

Tower B - Health & Safety - Health & Safety
CAPTION: 1st floor trash room disconnect unsecured exposed wires



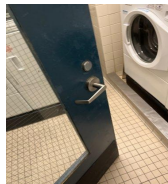
55

Tower B - Health & Safety - Health & Safety
CAPTION: Handy man workshop hvac ptac unit has wires exposed



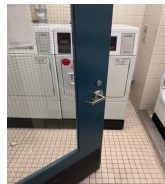
58

Tower B - Laundry Room - Door - Entry/Fire/Bath
CAPTION: 36th floor laundry not self closing



59

Tower B - Laundry Room - Door - Entry/Fire/Bath
CAPTION: 30 th floor laundry not sled closing



60

Tower B - Laundry Room - Door - Interior
CAPTION: 45th floor laundry door won't self latch



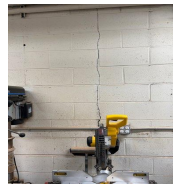
61

Tower B - Other Community Spaces - Door - Entry/Fire/Bath
CAPTION: Handy man room door has holes



62

Tower B - Other Community Spaces - Electric Panel
CAPTION: Basement gfi inoperable



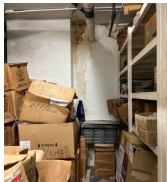
63

Tower B - Other Community Spaces - Walls
CAPTION: Handy man workshop- crack in wall



64

Tower B - Storage Room - Door - Interior
CAPTION: Hall door leading to j level garage-door cracked



65

Tower B - Storage Room - Walls
CAPTION: Storage 6 and 7 water stains



66

Tower B - Storage Room - Walls
CAPTION: Store room 3 water stains on wall



67

Tower B - Trash Collection Area - Trash Chute
CAPTION: 27th floor trash doesn't self close



68

Tower B - Trash Collection Area - Trash Chute
CAPTION: 10 floor trash chute room

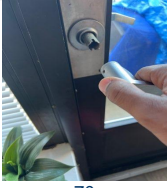


69

Tower B - Trash Collection Area - Trash Chute
CAPTION: 9th floor trash room chute door wnt close

Inspection Photos (Continued)

W 42nd St

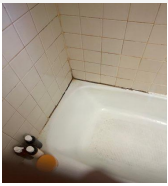


70

W 42nd St - Health
& Safety - Health &
Safety CAPTION:
Unit kk exit door
knob missing

Unit

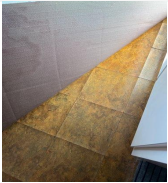
Tower A: Unit 01-23T



71

Tower A Unit
01-23T - Health &
Safety - Health &
Safety CAPTION:
Bathroom tub
mildew

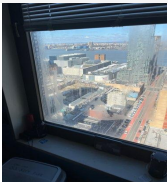
Tower A: Unit 01-35M



72

Tower A Unit
01-35M - Kitchen -
Floor - Hard
CAPTION: Floor
buckling

Tower A: Unit 01-35N

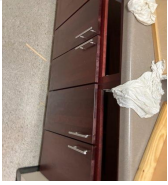


73

Tower A Unit
01-35N - Living
Room - Window
Seals/Sills

Inspection Photos (Continued)

Tower A: Unit 01-35Q



74

Tower A Unit
01-35Q - Kitchen -
Cabinets
CAPTION: Kitchen
cabinets are missing

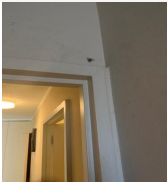
Tower B: Unit 02-20N



75

Tower B Unit
02-20N - Health &
Safety - Health &
Safety CAPTION:
Gap in breaker box
greater than 1/4 inch

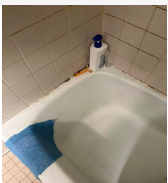
Tower B: Unit 02-28H



76

Tower B Unit
02-28H - Bedroom 1
- Walls CAPTION:
Bedroom 1

Tower B: Unit 02-31Q

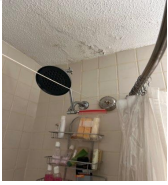


77

Tower B Unit
02-31Q - Health &
Safety - Health &
Safety CAPTION:
Bath tub.

Inspection Photos (Continued)

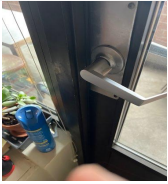
Tower B: Unit 02-34L



78

Tower B Unit
02-34L - Bathroom 1
- Ceiling CAPTION:
Bath ceiling peeling
paint

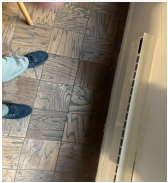
Tower B: Unit 02-39E



79

Tower B Unit
02-39E - Entry Door
- Door -
Entry/Fire/Bath
CAPTION: Back
patio not latching

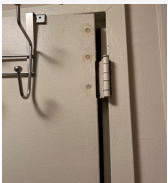
Tower B: Unit 02-39H



80

Tower B Unit
02-39H - Local
Systems - HVAC
System CAPTION:
Baseboard heater is
inoperable

Tower B: Unit 02-43G



81

Tower B Unit
02-43G - Bathroom
1 - Door -
Entry/Fire/Bath
CAPTION: Bath
closet door off hinge