

**MLS Building Audit Program - Details**

**Property Address :** 106 RAJAH ST

Legal Description: PLAN 4680 PT LOT 10

Roll No. : 1908043075006000000

Building : 106 RAJAH ST

**Report Date :** May 11, 2012

**Building Audit Date :** March 09, 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 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    | 09 115256 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS      | Closed               | 18-Mar-09        | 17-APR-09       | 100.00%    |
| 2   | Property Standards    | 09 115279 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS      | Closed               | 18-Mar-09        | 17-APR-09       | 100.00%    |
| 7   | Waste                 | 09 115231 WST 00 IV         | LITTER DUMPING AND REFUSE INVESTIGATION | Closed               | 18-Mar-09        | 30-MAR-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1   | Property Standards    | 09 115256 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 18-Mar-09        | 17-APR-09       | 15-Dec-09                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |  |                     |        |
|--------------------|--|---------------------|--------|
| No.                | Violation/Defect   | Location            | Status |
| 1                  | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Peeling paint on wall.  | 2nd Floor           | Closed |
| 2                  | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Inappropriate storage under stairs, including but not limited to a stroller, suitcases, etc. | Basement            | Closed |
| 3                  | The electrical connections are not maintained in a safe and complete condition. Namely: loose wire near ceiling.   | Laundry Room        | Closed |
| 4                  | The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.   | Throughout Building | Closed |
| 5                  | Condition of floor does not permit easy cleaning.  | Throughout Building | Closed |
| 6                  | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mats.   | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description          | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2   | Property Standards    | 09 115279 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 18-Mar-09        | 17-APR-09       | 18-Dec-09                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |                        |        |
|--------------------|---|------------------------|--------|
| No.                | Violation/Defect  | Location               | Status |
| 1                  | The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated mortar joints and spalling bricks below balcony slab. | Exterior Of Building   | Closed |
| 2                  | The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated and cracked mortar joints.                            | Exterior Of Building   | Closed |
| 3                  | Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Deteriorated roof flashing- evidence of rust                          | Exterior Of Building   | Closed |
| 4                  | Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely: Namely: sunken bricks and patio stones in walkway areas.            | Exterior Of Building   | Closed |
| 5                  | Exterior window(s) with broken/cracked glass.   | Exterior Of Building   | Closed |
| 6                  | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Damaged chain link fencing.              | Exterior Of Building   | Closed |
| 7                  | The required guard on top of the retaining wall is not maintained in good repair. Namely: Spalling bricks on retaining walls.                               | Exterior Of Building   | Closed |
| 8                  | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Holes in ceiling exposing insulation.             | Garage                 | Closed |
| 9                  | The exterior walls and their components are not being maintained in a weather tight condition. Namely: Cover plate missing on wall adjacent to intercom.    | North Side of Building | Closed |

|    |  |                        |        |
|----|--|------------------------|--------|
| 10 | Exterior yard surface and/or similar areas not maintained. Namely: metal pole protruding from the ground. Trip and safety hazard.  | South Side of Building | Closed |
| 11 | Exterior window not maintained weather-tight. Namely: Deteriorated metal flashing on basement window sill.   | South Side of Building | Closed |
| 12 | Exterior lighting fixtures or lamps have not been installed. Namely: Exterior light fixture cover missing for porch.   | South Side of Building | Closed |
| 13 | The exterior walls and their components are not being maintained in good repair. Namely: Peeling paint on wall vent cover.   | South Side of Building | Closed |
| 14 | All repairs shall be made with materials that are free from defects. Namely: Deteriorated brick retaining walls with broken concrete cap.                                      | South Side of Building | Closed |
| 15 | The required guard on top of the retaining wall is not maintained in good repair. Namely: Retaining wall guard is not secured properly.  | South Side of Building | Closed |
| 16 | Window well(s) are not protected so as to afford safe passage.   | South Side of Building | Closed |
| 17 | Exterior door frame is not maintained in good repair. Namely: wood frame adjacents to door requires painting or refinishing.   | West Side of Building  | Closed |
| 18 | The exterior walls and their components are not being maintained in good repair. Namely: Wall has been defaced by graffiti. Also a deteriorated no parking sign - upside down. | West Side 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.**