

MLS Building Audit Program - Details

Property Address : 119 RAJAH ST

Legal Description: PLAN 4680 SPT 27 NRRS TO

Roll No. : 1908043050001000000

Building : 119 RAJAH ST -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 26, 2010

**** 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	10 141534 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Mar-10	17-SEP-10	100.00%
2	Property Standards	10 141783 PRS 00 IV	REPORT ORDERS	Closed	31-Mar-10	30-APR-10	0.00%
3	Property Standards	10 142191 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Mar-10	09-AUG-10	100.00%
4	Waste	10 140433 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	31-Mar-10	15-APR-10	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	10 141534 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Mar-10	17-SEP-10	18-Jun-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The accessory building is not maintained in good repair. Namely: doors defective.	East Side of Property	Closed by PS Con
2	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials. Namely: soffit paint peeling.	East Side of Property	Closed
3	The lighting fixture is not maintained.	East Side of Property	Closed
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	East Side of Property	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: brickwork with holes and spalling.	North Side of Building	Closed
6	Step(s), landing(s), and/or similar areas do not afford safe passage. Namely: risers not in uniform height, rise exceeding maximum allowed, etc.	North Side of Building	Closed
7	Step(s), landing(s), and/or similar areas do not afford safe passage. Namely: risers not in uniform height, rise exceeding maximum allowed, etc.	South Side of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely: brickwork with holes.	South Side of Building	Closed
9	Walk(s), and/or similar areas do not afford safe passage. Namely: paving stones cracked and uneven.	South Side of Property	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: balcony guards, window lintels, underside of balcony slab, etc.	West Side of Building	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West Side of Building	Closed
12	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating. Namely: air-conditioner/screen.	West Side of Building	Closed
13	Walk(s), and/or similar areas do not afford safe passage. Namely: paving stones broken.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 142191 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Mar-10	09-AUG-10	9-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Floor tiles are cracked and damaged.	Basement	Closed
2	Interior door is not a good fit in its frame.	Basement	Closed
3	Handrail not provided on at least one side of stairs or ramps less than 1,100mm in width	Boiler Room	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
5	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.	Boiler Room	Closed
6	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
7	The electrical connections are not maintained in good working order.	Boiler Room	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Boiler Room	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	East	Closed
10	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
12	The floor and every appurtenance, surface cover and finish is not maintained.: Namely floor paint is worn in sections.	Laundry Room	Closed
13	Repair(s) does not reasonably match existing ceiling(s).	Laundry Room	Closed
14	Extension cords or other extensions are used as a permanent wiring system.	Laundry Room	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Laundry Room	Closed
17	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
18	The occupant is not maintaining all exits from the property clear and unobstructed.	Stairway	Closed
19	Previously finished surface in the public area of the property is not maintained in good repair.	West	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair.	West	Closed
21	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition: Namely Plexiglas not permanatley attached.	West	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.**