

MLS Building Audit Program - Details

Property Address : 18 FOURTEENTH ST

Legal Description: PLAN 1849 LOT 30 PT LOT 29

Roll No. : 1919052500049000000

Building : 18 FOURTEENTH ST -- W0606 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 19, 2011

**** 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	Graffiti	11 199865 GRA 00 IV	GRAFFITI	Closed	26-May-11	02-JUN-11	N/A**
2	Property Standards	11 199419 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-May-11	25-JUL-11	100.00%
4	Property Standards	11 199503 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-11	09-NOV-11	100.00%
5	Waste	11 199434 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	26-May-11	06-JUN-11	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
4	Property Standards	11 199503 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-11	09-NOV-11	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exit light in basement is loose.	Interior of Building	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
3	Floor tiles in front stairwell are cracked	Interior of Building	Closed
4	Tiles in main floor corridor are cracked.	Interior of Building	Closed
5	Floor tiles in rear stairwell are cracked	Interior of Building	Closed
6	Pipes in boiler room are leaking	Interior of Building	Closed
7	Communication system identifies the tenant by unit number.	Interior of Building	Closed
8	The required guard has members, attachments or openings that will facilitate climbing.	Interior of Building	Closed
9	Guard is less than 1,070 millimetres high. The guard at the landings and top of stairs is less than 1,070 millimetres	Interior of Building	Closed
10	Loose guards in rear stairwell	Interior of Building	Closed
11	The guards in front stairwell are loose	Interior of Building	Closed
12	Communication system is not maintained in good repair and in operative condition.	Interior of Building	Closed
13	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Interior of 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	11 199419 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-May-11	25-JUL-11	26-Jul-11

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Hole in wall above vent.	Building	Closed
2	Guard alongside stairs. The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior	Closed
3	Guard on landing. The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Exterior	Closed
5	Guard alongside stairs. Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Exterior	Closed
6	Guard on landing. Guard is less than 1,070 millimetres high.	Exterior	Closed
7	Guard is less than 1,070 millimetres high.	Front	Closed
8	Area of mortar deteriorated between bricks.	Front	Closed
9	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Front	Closed
10	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	North West	Closed
11	Corner of canopy is separating.	Rear	Closed
12	Wood board fence on west side. Section has rotted wood, missing boards and is leaning.	Rear	Closed
13	Exterior door not maintained weather-tight. Weatherstripping missing.	Rear	Closed
14	Curb stops or restraining devices are not positioned properly.	Rear	Closed
15	Section of fence on south side improperly constructed of old pieces of plywood and chipboard.	Rear	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.**