

MLS Building Audit Program - Details

Property Address : 200 ELM ST

Legal Description: CON 1 FB PARK PT LOT 13 PLAN 1,49 & 55 PT LOT 1 PLAN D153 PT

Roll No. : 1904065590020000000

Building : 200 ELM ST -- S2009 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : September 01, 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
2	Property Standards	10 251581 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Sep-10	02-APR-12	100.00%
3	Property Standards	10 251585 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Sep-10	30-SEP-11	100.00%
4	Waste	10 251563 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	8-Sep-10	20-SEP-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
2	Property Standards	10 251581 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Sep-10	02-APR-12	6-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Decorative concrete extensions. Concrete damaged, reinforcing rods visible.	Front	Closed
2	Concrete column. Area cracked, damaged.	Rear	Closed
3	Chain link fence surrounding mechanical equipment. Top rails at both ends disconnected from posts.	Rear	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 251585 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Sep-10	30-SEP-11	28-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Section of baseboard missing.	3rd Floor	Closed
2	Chute door does not self close.	4th Floor	Closed
3	Floor tiles damaged.	Basement	Closed
4	Electrical connection box in ceiling missing cover.	Basement	Closed
5	Electrical connection box in ceiling missing cover.	Basement	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
7	Walls damaged and marked.	Basement	Closed
8	Plaster damage on walls.	Basement	Closed
9	Carpeting damaged.	Basement	Closed
10	Floor drains missing covers.	Basement	Closed
11	Floor tile damaged.	Basement	Closed
12	Floor tiles damaged.	Basement	Closed
13	Ceiling tiles missing in areas.	Basement	Closed
14	Plaster damaged and holes in ceiling.	Basement	Closed
15	Ceiling damaged.	Basement	Closed
16	Unrelated materials being stored.	Basement	Closed
17	Storage of unrelated materials.	Basement	Closed

18	Ceiling light fixture not properly attached.	Basement	Closed
19	Electrical connection boxes on ceiling missing covers.	Basement	Closed
20	Light switch missing cover.	Basement	Closed
21	Electrical outlet in ceiling missing cover.	Basement	Closed
22	Electrical connection box on ceiling missing cover.	Basement	Closed
23	Floor tile missing.	Basement	Closed
24	Plaster repairs on ceiling not painted.	Hall	Closed
25	Plaster repairs on walls not painted.	Hall	Closed
26	Several doors do not close completely. Various locations.	Hall	Closed
27	Door frames. Paint chipped and scratched.	Hall	Closed
28	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
29	Exterior landing at door. Section of horizontal rail missing.	Roof Of Building	Closed
30	Exterior landing at door. Replaced section of top horizontal bar improper.	Roof Of Building	Closed
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
32	Plaster repairs on walls not painted.	Stairway	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	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.**