

**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 :** January 18, 2019

**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 January 18, 2019

**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.**