

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 D
 Roll No. : 1904065590020000000
 Building : **200 ELM ST**

Report Date : January 18, 2019

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 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 |
|-----|-----------------------|-----------------------------|-------------------------------------|----------------------|------------------|-----------------|------------|
| 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 :

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|--|----------|
| 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.**