

MLS Building Audit Program - Details

Property Address : 20 PELL ST

Legal Description: PLAN 3989 LOT 8

Roll No. : 1901013200016000000

Building : **22 PELL ST**

Report Date : October 12, 2018

Building Audit Date : September 18, 2015

**** 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 October 12, 2018

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	15 225768 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	28-MAR-16	100.00%
2	Property Standards	15 225817 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	22-FEB-16	100.00%
3	Property Standards	15 227300 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	25-Sep-15	26-OCT-15	100.00%
4	Property Standards	15 227301 PRS 00 IV	AIR-CONDITIONING UNITS	Closed	25-Sep-15	26-OCT-15	100.00%
5	Waste	15 225829 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Sep-15	26-OCT-15	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
3	Property Standards	15 227300 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	25-Sep-15	26-OCT-15	27-Oct-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to units: 22-5, 22-6, 22-7, 22-Stairwell Window on South Side.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	15 227301 PRS 00 IV	AIR-CONDITIONING UNITS	Closed	25-Sep-15	26-OCT-15	27-Oct-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to: Unsecure Window Air Conditioning Unit at # 22-7	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 225768 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	28-MAR-16	8-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: peeling paint on aluminum cladding above entranceways.	Exterior Of Building	Closed
2	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely but not limited to - Replacement/Repair Screens at Units: 22-1, 22-5, 22-7, & 22-9	Exterior Of Building	Closed
3	Exterior door is not maintained in good repair. Namely: Damaged and deteriorated entrance doors to building.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Re-painting/Refinishing of railings on the exterior of the building which lead to the boiler room.	Exterior 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	15 225817 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	22-FEB-16	18-May-17

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in boiler room ceiling around 2 shut off valves above the boiler.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: cleanup/remove debris from floors in boiler room.	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Namely: Service/Meter Room and Boiler room	Interior of Building	Closed
4	Lighting in a storage room is provided at less than 50 lux. Namely: Location of storage lockers.	Interior of Building	Closed
5	The lighting fixture is not maintained in a clean condition. Namely: cleaning of all light fixtures throughout building to eliminate grime and dead insects.	Interior of Building	Closed
6	Door hardware/devices are not maintained in good repair. Namely: missing/broken door closers on stairwell fire exit doors.	Interior of Building	Closed
7	Exterior window(s) with broken/cracked glass. Namely: shattered/broken glass located inside the storage locker room.	Interior of Building	Closed
8	Wall(s) not maintained clean. Namely: cleaning/refinishing of walls to remove stains, marks, and debris.	Interior of Building	Closed
9	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: repair/refinish/replace large deteriorated steel sinks x2 in the laundry room.	Interior of Building	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition: Namely: clean/repair/replace where required tiled floors that are cracked and/or deteriorated to a similar like new condition.	Interior of Building	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition: Namely: cleaning of floor in Laundry Room/Storage Lockers/and Utility Room. To include: removal of old flooring tiles, wood, debris, seasonal decoration, outdoor patio furniture, appliances, electronics, bicycles, strollers.	Interior of Building	Closed
12	The floor and every appurtenance, surface cover and finish is not maintained. Namely: damaged stair riser from lower level leading to North building entrance.	Interior of Building	Closed
13	Interior door is not a good fit in its frame. Namely: Door located in the North Stairwell.	Interior of Building	Closed
14	Door hardware/devices are not installed. Namely: missing door handle/hardware on laundry room door	Laundry Room	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Painting/Refinishing of concrete floor in laundry room.	Laundry Room	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: cleaning of all storage and debris from around meters; to include cleaning supplies, building materials, tools, and general storage.	Meter Room	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: repair ceiling above meters where construction workers had previously removed ceiling to install other services.	Meter Room	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: storage in the hallways of clothing, garbage bags, bicycles, strollers, shoe racks, coat racks, childrens toys. To include Units # 22-5 and 22-9	Throughout Building	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance: Namely but not limited to: Peeling, cracked, deteriorated paint and plaster in common areas of the building to further include unit doors, and door frames where required.	Throughout Building	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.**