

## MLS Building Audit Program - Details

**Property Address : 20 PELL ST**

Legal Description: PLAN 3989 LOT 8

Roll No. : 1901013200016000000

Building : **24 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 225822 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	22-FEB-16	100.00%
2	Property Standards	15 225827 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	23-MAR-16	100.00%
3	Property Standards	15 227305 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	25-Sep-15	26-OCT-15	100.00%
4	Waste	15 225835 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 227305 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: 24-1, 22-5, 22-6, and Bay Window.	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	15 225827 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	23-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 light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: replace/repair cracked/broken/deteriorated light fixtures.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: deteriorated paint and caulking on front bay window as well as deteriorated/peeling/chipped paint on alluminum over main entrance door.	Exterior Of Building	Closed
3	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 the repair/replace of screen at unit # 24-9	Exterior Of Building	Closed
4	Exterior door has defective hardware. Namely: missing/broken door closer on North Exit door.	Exterior Of 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 225822 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-15	22-FEB-16	31-Dec-16

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: cleaning of all debris from floor in room, to include: cleaning products, cleaning supplies, wood, building supplies, debris.	Electrical Room	Closed
2	Lighting in a service room is provided at less than 200 lux. Namely: electrical/meter room lighting	Electrical Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: large hole in wall near doorway in electrical room.	Electrical Room	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: peeling/deteriorated paint on unit door # 24-10	Interior of Building	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Cracks/Holes in the ceiling	Laundry Room	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained. namely: peeling/chipped/deteriorated paint on floor.	Laundry Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.namely: removal of all debris from room to include: strollers, bicycles, household appliances, debris, patio furniture, etc.	Laundry Room	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Peeling/Chipped/ Deteriorated paint on walls in laundry room.	Laundry Room	Closed
10	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Painting/Refinishing of Exterior Exit/Entrance door on North side of building.	North	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. namely: removal of all debris from room to include: strollers, bicycles, household appliances, debris, patio furniture, etc.	Storage Garage	Closed
12	The electrical receptacle are not maintained in good working order. Namely: open electrical boxes in storage room.	Storage Room	Closed
13	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
14	The floor and every appurtenance, surface cover and finish is not maintained. Namely: refinishing of delaminated and deteriorated concrete floor.	Storage Room	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: holes in ceiling	Storage Room	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: storage on floor near unit # 24-1, and unit # 24-10	Throughout Building	Closed
17	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: damaged/deteriorated doors.	Throughout Building	Closed
18	Wall(s) not maintained clean.	Throughout Building	Closed
19	Ceiling not maintained clean.	Throughout Building	Closed
20	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. To Include: North Stairwell Entrances, and top floor.	Top Floor	Closed
21	Communication system is not maintained in good repair and in operative condition. Namely: inoperative newly installed intercom system.		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.**