

MLS Building Audit Program - Details

Property Address : 42 ISABELLA ST

Legal Description: CON 1 FB PT PARK LOT 8

Roll No. : 1904068460033000000

Building : **42 ISABELLA ST**

Report Date : January 18, 2019

Building Audit Date : July 19, 2012

**** 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	12 214867 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-12	24-DEC-12	100.00%
2	Property Standards	12 214953 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-12	25-OCT-12	100.00%

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	12 214953 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-12	25-OCT-12	15-Jun-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 ripped screen	Exterior Of Building	Substantially Co
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on concrete window sills	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely loose motor joints.	Exterior Of Building	Closed
5	The roof or one of its components is not weather tight. Namely refinish or repaint roof flashing.	Exterior Of Building	Closed
6	The ventilation system or unit is not regularly cleaned. Namely clean dryer vent.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in a weather tight condition. Namely spalling brick on chimney.	Exterior Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on exterior walls and landing areas.	Exterior Of Building	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
10	The transparent surface is not kept reasonably clean. Namely clean all windows.	Exterior Of Building	Closed
11	Exterior walkway not maintained. Namely repair damaged asphalt area.	Exterior Of Building	Closed
12	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to include installation on window air conditioner units	Exterior Of Building	Substantially Co
13	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed
14	The yard is not landscaped to prevent unstable soil conditions or erosion. Namely repair and replace with proper ground cover.	Exterior Of Building	Closed
15	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
16	Exterior yard surface and/or similar areas not maintained. Namely remove protruding metal posts and repair retaining wall.	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	12 214867 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-12	24-DEC-12	28-May-13

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely: 3rd Floor. Closed garbage chute room. Repair defective door closure hardware. Clear floor of debris.	3rd Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 4th floor. Touch up required on finish wall near units 401 and 402.	4th Floor	Closed
3	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Office area. Ceiling vent missing cover plate.	Basement	Closed
4	Lighting in a service room is provided at less than 200 lux. Namely: Service Room. Electrical meter/Bell room. Lighting at floor level is below 200 lux. Also replace missing electrical cover plate.	Basement	Closed
5	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely: Stairway exit from basement to first floor. One handrail is required on wall. Also repair plaster on wall finish.	Basement	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Kitchen in basement. Peeling paint on walls and ceiling needs repair. Stored materials should be relocated to a proper storage room.	Basement	Closed
7	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Boiler Room. Some floor areas are uneven. Level off floor as required.	Boiler Room	Substantially Co
8	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service room. Lighting at floor level is below 200 Lux. Upgrading is required.	Boiler Room	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Room. Replace missing electrical cover plate where required.	Boiler Room	Closed
10	Extension cords or other extensions are used as a permanent wiring system. Namely: Boiler Room. Extension cords can not be used for permanent wiring.	Boiler Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Boiler Room. Remove old hot water tank.	Boiler Room	Closed
12	Lighting in a service hallway is provided at less than 50 lux. Namely: Hallway.	Hall	Substantially Co
13	Lighting in a laundry room is provided at less than 200 lux. Namely: Lighting at floor level is below the required 200 lux. Upgrading is required.	Laundry Room	Closed
14	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
15	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
16	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: A second handrail is required on the stairway wall in the front lobby area.	Lobby	Closed
17	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Lobby	Closed
18	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Front Lobby Area.	Lobby	Closed
19	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Lobby	Closed
20	Interior lighting fixtures or lamps are not maintained. Namely: Office Area. Replace missing lens cover on ceiling.	Office	Closed
21	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway.	Stairway	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
23	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings. Namely: All stairway guards less than 920 mm are required to be repaired.	Stairway	Closed

24	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: All landing and stair guard openings must be less than 100mm.	Stairway	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Hallway Carpet. Clean carpet where required.	Throughout Building	Closed
26	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely: One handrail is required on wall for emergency exit stairway on the west side.	West	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.**