

MLS Building Audit Program - Details

Property Address : 4 JACKSON PL

Legal Description: PLAN 603 PT LOTS 35 & 36

Roll No. : 1904014070024000000

Building : **4 JACKSON PL**

Report Date : January 18, 2019

Building Audit Date : November 06, 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 274659 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Nov-12	06-AUG-13	100.00%
2	Property Standards	12 274735 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Nov-12	07-FEB-13	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
1	Property Standards	12 274659 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Nov-12	06-AUG-13	31-Jul-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface has not been restored and/or resurfaced where necessary. (Namely: Mismatched paint finish on south facing wall and doors, repair as required)	Building Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair. (Namely: Damaged stucco finish on west facing wall)	Building Exterior	Closed
3	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. (Namely: Brick mortar and stucco finish loose)	Building Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 274735 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Nov-12	07-FEB-13	8-Feb-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained clean in accordance with the standards. (Namely: Improper storage retention of materials)	1st Floor	Closed
2	The electrical receptacle are not maintained in a safe and complete condition. (Namely: Missing face plate covers)	Boiler Room	Closed
3	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials - clean and clear unusable piping)	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. (Namely: Open electrical junctions)	Boiler Room	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Uncovered sump pump pit)	Boiler Room	Closed
6	Exterior door has deteriorated/ineffective weather-proofing. (Namely: Exit stairway door missing weather stripping)	Stairway	Closed
7	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Paint finish throughout corridors and doorways not free from wear and tear)	Throughout Building	Closed
8	Exit corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level. (Namely: Exit corridors throughout)	Throughout Building	Closed
9	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Paint finish throughout stairways not free from wear and tear)	Throughout Building	Closed
10	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as changes of level where there are stairs. (Namely: Stairways located throughout)	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.**