

MLS Building Audit Program - Details

Property Address : 6 SARANAC BLVD

Legal Description: PLAN 3826 NPT SPTBLK F

Roll No. : 1908043360017000000

Building : **6 SARANAC BLVD**

Report Date : January 11, 2019

Building Audit Date : March 13, 2013

**** 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 11, 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	13 134169 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	22-JAN-15	100.00%
2	Property Standards	13 134171 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	26-SEP-14	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	13 134169 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	22-JAN-15	22-Jan-15

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water . Namely: Pot holes in driveway and parking area.	Driveway	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely; Section of fence on east side is not secure.	Exterior	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: The paint is peeling and rust is showing on wrought iron fence.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Concrete window sills are damaged.	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: Bricks are spalling and missing.	Exterior Of Building	Closed
6	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.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in a weather tight condition.	Exterior Of Building	Closed
9	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: The lense cover is cracked.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely: Bricks are spalling on exterior wall.	Exterior Of Garage	Closed
11	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely, the paint is chipped and peeling on canopy.	West Entrance	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 134171 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	26-SEP-14	30-Jun-14

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall plaster is damaged.	2nd 3rd Floor	Closed
2	Interior door is not a good fit in its frame.	2nd Floor	Closed
3	Interior door is not a good fit in its frame. Namely: Door is not closing, not fitted in frame.	3rd Floor	Closed
4	Interior door is not a good fit in its frame. Namely: Door is not closing, not fitted in frame.	3rd Floor	Closed
5	Ceiling not maintained free of cracks, damaged and deteriorated materials.	4th Floor	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres. Namely: The opening between post and first picket.	4th Floor	Closed
7	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Closet door is not closing.	4th Floor	Closed
8	Exterior door, or basement hatchway not maintained in good repair.	Basement	Closed
9	Ceiling not maintained free of cracks, damaged and deteriorated materials. Namely : Near unit # 2 and # 3.	Basement	Closed
10	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
11	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
12	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
16	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
17	Required handrail is not continuous throughout length of the stairs and landing other than interruption of doorway. Namely: No handrail has been provided.	Basement	Closed
18	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
19	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Door is not closing.	Basement	Closed
20	The property is not maintained and/or kept clean in accordance with the standards. Namely: Volume of plastic shopping bags stored in plastic bags.	Basement	Closed
21	The property is not maintained and/or kept clean in accordance with the standards. Namely: Electrical room used as storage facility.	Basement	Closed
22	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Floor tiles are cracked, broken and missing in sections.	Basement	Closed
23	The electrical receptacle are not maintained in good working order. Namely: No cover plate on electrical outlet.	Basement	Closed
24	Extension cords or other extensions are used as a permanent wiring system. Namely: Extension cord is connected to electrical outlet box and connected to an appliance.	Basement	Closed
25	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
26	Interior door is not a good fit in its frame, not closing.	Basement	Closed
27	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.	Hallway	Closed

28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in front of unit doors.	Hallways	Closed
29	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
30	Entrance/exit door is not kept closed and locked.	Lobby	Closed
31	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
32	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
33	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: the Handrail is not secure.	South Stairway	Closed
34	Exit, public corridor or corridor is not equipped to provide illumination at an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Stairway	Closed
35	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in front of unit doors.	Throughout Building	Closed
36	The protective material for the lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
37	Extension cords or other extensions are used as a permanent wiring system. Namely: Closet light connected with extension cord.	Throughout Building	Closed
38	Exterior door has defective hardware. Namely: Defective hardware, not closing	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.**