

**MLS Building Audit Program - Details**

**Property Address :** 117 BROADWAY AVE

Legal Description: PLAN 806 LOT 35

Roll No. : 1904104170015000000

Building : 117 BROADWAY AVE -- S2201

**Report Date :** May 11, 2012

**Building Audit Date :** June 24, 2011

**\*\* 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 May 11, 2012

**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    | 11 228826 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Order Issued         | 12-Jul-11        | 11-OCT-11       | 69.57%     |
| 2   | Property Standards    | 11 234514 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Order Issued         | 12-Jul-11        | 11-OCT-11       | 85.71%     |

**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    | 11 228826 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Order Issued         | 12-Jul-11        | 11-OCT-11       | 19-Sep-12                      |

No. of defects contained within the Order : **23**

No. of defects that remain outstanding : **7**

| Deficiency Details |   |                       |        |
|--------------------|---|-----------------------|--------|
| No.                | Violation/Defect  | Location              | Status |
| 1                  | The floor drain is not maintained in good repair.   | Exterior              | Open   |
| 2                  | Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner. | Exterior              | Closed |
| 3                  | Exterior walkway not maintained. Namely danged concrete and cracks  | Exterior              | Closed |
| 4                  | Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.  | Exterior - Throughout | Open   |
| 5                  | The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair .Namely paint exterior balcony ceilings and lintels.  | Exterior Of Building  | Closed |
| 6                  | The exterior walls and their components are not being maintained in good repair. Namely spalling brick.   | Exterior Of Building  | Closed |
| 7                  | Exterior window or skylight not maintained in good repair. Namely rusted window lintel.   | Exterior Of Building  | Closed |
| 8                  | 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 |
| 9                  | The transparent surface is not kept reasonably clean  | Exterior Of Building  | Open   |
| 10                 | The retaining wall is not being maintained in good repair. Namely concrete deterioration  | Exterior Of Building  | Open   |
| 11                 | The required guard on top of the retaining wall is not maintained in good repair. Namely rusted/damaged guards.   | Exterior Of Building  | Open   |
| 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 and to included installation window air conditioner units.   | Exterior Of Building  | Closed |
| 13                 | 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 |
| 14                 | A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.   | Exterior Of Building  | Open   |
| 15                 | Handrails on both sides of stair or ramp 1,100mm in width or more not provided  | Exterior Of Building  | Open   |
| 16                 | The floor and every appurtenance, surface cover and finish is not maintained. Namely damaged tile at west exit door.  | Exterior Of Building  | Closed |
| 17                 | The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely paint deterioration on canopy at front entrance.  | Exterior Of Building  | Closed |
| 18                 | The roof or one of its components is not weather tight. Niamey paint deterioration on roof flashing.  | Exterior Of Building  | Closed |
| 19                 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration.  | Exterior Of Building  | Closed |
| 20                 | Exterior door is not maintained in good repair .Namely paint deterioration around the door.   | Exterior Of Building  | Closed |

|    |   |                      |        |
|----|---|----------------------|--------|
| 21 | Eavestrough or roof gutter does not discharge in to a down pipe to drain roof surfaces. Namely damaged/disconnected downspout.                              | Exterior Of Building | Closed |
| 22 | The ventilation system or unit is not regularly cleaned. Namely repair and clean laundry vent.  | Exterior Of Building | Closed |
| 23 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely repair/ re-paint ventilation grill. | 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    | 11 234514 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Order Issued         | 12-Jul-11        | 11-OCT-11       | 19-Dec-12                      |

No. of defects contained within the Order : **35**

No. of defects that remain outstanding : **5**

| Deficiency Details |  |                     |        |
|--------------------|--|---------------------|--------|
| No.                | Violation/Defect   | Location            | Status |
| 1                  | Lighting in a service room is provided at less than 200 lux.   | Boiler Room         | Closed |
| 2                  | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing sump pump cover.  | Boiler Room         | Closed |
| 3                  | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door closer.   | Boiler Room         | Closed |
| 4                  | Required handrails on stairs or ramps are less than 865mm or more than 965mm high  | Boiler Room         | Open   |
| 5                  | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.   | Boiler Room         | Open   |
| 6                  | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely loose wires.  | Boiler Room         | Closed |
| 7                  | The electrical connections are not maintained in a safe and complete condition.  | Boiler Room         | Closed |
| 8                  | Lighting in a service room is provided at less than 200 lux.   | Electrical Room     | Closed |
| 9                  | The floor and every appurtenance, surface cover and finish is not maintained. Namely paint same as original.   | Electrical Room     | Closed |
| 10                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.  | Electrical Room     | Closed |
| 11                 | The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.  | Electrical Room     | Closed |
| 12                 | Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.  | Hallways            | Closed |
| 13                 | Previously finished wall(S) in the public area of the property is not maintained in good repair. Namely drearier missing tiles.  | Laundry Room        | Closed |
| 14                 | Previously finished surface in the public area of the property is not maintained in good repair. Namely paint ceiling.   | Laundry Room        | Closed |
| 15                 | The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.  | Lobby               | Closed |
| 16                 | 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 |
| 17                 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.  | Locker Room         | Closed |
| 18                 | Lighting in a storage room is provided at less than 50 lux.  | Locker Room         | Closed |
| 19                 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls.  | Office              | 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 paint ceiling.   | Office              | Closed |
| 21                 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.   | Stairway            | Open   |
| 22                 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high  | Throughout Building | Open   |
| 23                 | A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.                          | Throughout Building | Open   |
| 24                 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint door frames where required. Namely remove dwelling unit door mats.  | Throughout Building | Closed |
| 25                 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.  | Throughout Building | Closed |
| 26                 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair or replace all door closers, to include hallways, all service rooms where required.   | Throughout Building | Closed |

|    |  |                     |        |
|----|--|---------------------|--------|
| 27 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris.  | Throughout Building | Closed |
| 28 | Lighting in a storage room is provided at less than 50 lux.  | Throughout Building | Closed |
| 29 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required. | Throughout Building | Closed |
| 30 | The ventilation system or unit is not regularly cleaned.   | Throughout Building | Closed |
| 31 | The plumbing system is not kept in good working order. Namely missing faucets.   | Washroom            | Closed |
| 32 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster.                | Washroom            | Closed |
| 33 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris.  | Washroom            | Closed |
| 34 | Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines.  |                     | Closed |
| 35 | Floor and/or floor covering not kept in a clean and sanitary condition   |                     | 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.**