

MLS Building Audit Program - Details

Property Address : 164 GRANGE AVE

Legal Description: PLAN 65 LOT 9 & PT LOTS 20 & 21 OF PARK LOT 17

Roll No. : 1904065260008000000

Building : 164 GRANGE AVE

Report Date : May 11, 2012

Building Audit Date : September 23, 2009

**** 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	09 186915 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	12-Nov-09	14-DEC-09	51.61%
2	Property Standards	09 187370 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Nov-09	18-DEC-09	100.00%
5	Waste	09 187246 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	12-Nov-09	19-NOV-09	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
2	Property Standards	09 187370 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Nov-09	18-DEC-09	21-Jan-10

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	All repairs shall be made with materials that are suitable and sufficient for the purpose. Namely; vinyl siding substituted for base board.	1st Floor	Closed
2	Exterior door, window, skylight or basement hatchway not maintained in good repair.	Front	Closed
3	Exterior door has defective hardware.	Front	Closed
4	Communication system identifies the tenant by unit number.	Lobby	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
7	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.Namely: sair huards have broken and missing pickets.	Stairway	Closed
8	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.	Stairway	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
10	Ceiling not maintained clean.	Throughout Building	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Throughout Building	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
15	Previously finished surface(s) have graffiti	Throughout Building	Closed
16	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Throughout Building	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Throughout Building	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
21	The surface of a window is not kept reasonably clean	Throughout Building	Closed
22	Wall(s) not maintained clean.	Throughout 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	09 186915 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	12-Nov-09	14-DEC-09	25-Nov-11

No. of defects contained within the Order : **31**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East	Closed
2	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.	East	Closed
3	Exterior steps, not maintained. Namely; wood riser broken	East	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East	Closed
5	Intermediate handrails not provided for stairs more than 2200 mm.	East	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	Open
7	The transparent surface is not free from markings	Exterior	Open
8	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
9	The exterior surface has not been restored and/or resurfaced where necessary. Namely; exterior walls and their components.	Exterior	Open
10	The roof or one of its components is not weather tight.	Exterior	Open
11	Dwelling unit window that is capable of being opened has no screen.	Exterior	Open
12	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	Exterior	Open
13	Exterior concrete steps not maintained.	Exterior	Open
14	Exterior concrete walkway not maintained.	Exterior	Open
15	The yard is not being maintained free of heavy undergrowth.	Exterior Of Building	Open
16	The exterior window sills are not being maintained in good repair.	Exterior Of Building	Open
17	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.	Front South	Closed
18	Intermediate handrails not provided for stairs more than 2200 mm.	Front South	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Front South	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Front South	Closed
21	Exit facility does not have a guard on each side.	North	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Rear, North	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.	Rear, North	Closed
24	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Rear, North	Closed
25	The exterior surface has not been coordinated to the exterior finish of the building/structure.		Open
26	The electrical fixtures are not maintained in good working order.		Open
27	The surface of a window is not kept reasonably clean		Closed
28	The electrical connections are not maintained in a safe and complete condition.		Open
29	The exterior walls and their components are not being maintained in good repair.		Open

30	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.		Open
31	The foundation wall(s) of the building or structure are not being maintained in good repair.		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.**