

## 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 : 168 GRANGE AVE

**Report Date :** May 11, 2012

**Building Audit Date :** January 18, 2010

**\*\* 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	10 108503 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Mar-10	24-APR-10	50.88%
2	Property Standards	10 137130 PRS 00 IV	REPORT ORDERS Balcony structures	Closed	24-Mar-10	23-APR-10	0.00%
6	Property Standards	10 110720 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-10	24-APR-10	0.00%
7	Waste	10 108504 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	19-Feb-10	01-FEB-10	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	10 137130 PRS 00 IV	REPORT ORDERS Balcony structures	Closed	24-Mar-10	23-APR-10	28-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report: Namely a condition survey on the structural integrity of the balcony, structural members and associated balcony guard rails. The report must address any remedial action that must be taken to prevent any further deterioration of the structural integrity.	Balcony	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 110720 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-10	24-APR-10	25-May-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	All repairs shall be made with materials that are suitable and sufficient for the purpose. (Namely but not limited: Existing repairs to all balconies and decks not repaired with material intended for specific function)	Balcony	Open
2	The verandah, porch, deck, and fire escape and the supporting structural members are not being maintained free from defects and hazards. (Namely and specific to all elevated attachments or structures throughout property)	Exterior Of Building	Open
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Open
4	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.	Exterior Of Building	Open
5	The guards and other appurtenant attachments and their supporting structural members are not being maintained free from defects/hazards. (Namely but not limited to: broken or missing pickets, loose guards)	Exterior Of Building	Open
6	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Open
7	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	Open
8	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
9	The exterior walls and their components are not being maintained in good repair. (Namely but not limited to: defective or missing bricks, cement and paint)	Exterior Of Building	Open
10	Exterior landing not maintained. (Namely but not limited to: failing and cracking cement)	Exterior Of Building	Open
11	The verandahs, balconies, and fire escapes and the supporting structural members are not maintained in a clean and sanitary condition. (Namely and specific to all elevated attachments or structures throughout property)	Exterior Of Building	Open
12	The verandahs, decks, balconies, and fire escapes and their supporting structural members are not maintained in a safe condition. (Namely and specific to all elevated attachments or structures throughout property)	Exterior Of Building	Open

13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Open
14	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Electrical connections terminated improperly and incomplete)	Exterior Of Building	Open
15	The electrical fixtures are not maintained in good working order. (Namely but not limited to: missing or broken light fixtures)	Exterior Of Building	Open
16	The protective and decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
17	The exterior surface has not been restored or resurfaced where necessary.	Exterior Of Building	Open
18	The foundation walls of the building or structure are not being maintained in good repair. (Namely but limited to: failing brick and cement throughout foundation)	Exterior Of Building	Open
19	The property is not maintained or kept clean in accordance with the standards.	Exterior Of Building	Open
20	The property is not being kept free of conditions which may encourage infestation. (Namely but not limited to: garbage and debris left throughout common areas of property)	Exterior Of Building	Open
21	The roof and it's components are not free from a hazardous condition. (Namely but not limited to: Buckling underside of roof structure)	Exterior Of Building	Open
22	The stairs, treads, risers, guards, handrails, and their supporting structural members are not maintained in good repair.	Exterior Of Building	Open
23	The stairs, treads, risers, guards, handrails, and all other appurtenant attachments and their supporting structural members are not maintained in a safe condition.	Exterior Of Building	Open
24	Exterior yard surface and similar areas not maintained. (Namely but not limited: Fail to maintain rear courtyard with suitable ground cover)	North Side of Building	Open
25	Satellite dish, or other similar structure and its supporting member is not maintained in good repair. (Namely but not limited to: Broken/ damaged satellite dish)	Rear Yard	Open
26	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Rear Yard	Open
27	Eavestrough, roof gutter, flashing and down pipe not maintained free from hazards. (Namely but not limited to: Eavestrough hung by wires)	Rear Yard	Open
28	The fence, and gate on the property is not being maintained in good repair. (Namely but not limited to: Broken and inoperable gate)	South Side of Property	Open
29	Exterior windows with broken or cracked glass.	Throughout Building	Open
30	The accessory building is not constructed and maintained free from hazards. (Namely but not limited to: Failing masonry wall)	West Side of Property	Open
31	The accessory building is not constructed and maintained in good repair. (Namely but not limited to: Failing or missing masonry blocks, improperly hung door)	West Side of Property	Open
32	Exterior garbage containment area not screened.	West Side of Property	Open
33	Exterior garbage bin size is inadequate.	West Side of Property	Open
34	The accessory building is not constructed and/or maintained with suitable and uniform materials. (Namely but not limited to: Vinyl siding used as door covering)	West Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 108503 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Mar-10	24-APR-10	25-Nov-11

No. of defects contained within the Order : **57**

No. of defects that remain outstanding : **28**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Improperly terminated electrical connection)	1st Floor	Closed
2	The floor drain is not maintained in good repair. (Namely: repair and replace necessary floor drains)	Basement	Open
3	The supplied appliances in the property are not kept in a satisfactory working condition. (Namely: Washing machines and dryers)	Basement	Open
4	The supplied facility in or on the property is not kept in a satisfactory working condition. (Namely: Laundry room requires to be maintained in working condition)	Basement	Open
5	Lighting in a service room is provided at less than 200 lux.	Basement	Open
6	Lighting in a laundry room is provided at less than 200 lux.	Basement	Open
7	Lighting in a service hallway is provided at less than 50 lux.	Basement	Open
8	Lighting in a service stairway is provided at less than 50 lux.	Basement	Open
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
10	Ceilings constructed for the purpose of separation is not maintained in a good state of repair. (Namely but not limited to: Ceilings throughout that are not free from perforations, damage or missing sections of drywall separation)	Basement	Open
11	Required handrails on stairs are less than 865mm or more than 965mm high	Basement	Open
12	The electrical fixtures are not maintained in a safe and complete condition.	Basement	Open
13	The electrical receptacle are not maintained in a safe and complete condition.	Basement	Open
14	The electrical connections are not maintained in a safe and complete condition.	Basement	Open
15	The electrical fixtures are not maintained in good working order.	Basement	Open
16	The electrical receptacle are not maintained in good working order.	Basement	Open
17	The electrical connections are not maintained in good working order.	Basement	Open
18	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	Open
19	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Basement	Open
20	Floor and floor covering not kept in a clean and sanitary condition	Basement	Open
21	Floor is not reasonably impervious to water.	Basement	Open
22	Condition of floor does not permit easy cleaning.	Basement	Open
23	The property is not being kept free of conditions which may encourage infestation. (Namely but not limited to: Incomplete window openings that permit easy access for pests, wall openings that permit easy access for pests)	Basement	Open
24	The plumbing system is not kept in good working order.	Basement	Open
25	The plumbing system is not kept free from leaks or defects.	Basement	Open
26	Walls constructed for the purpose of separation is not of a gas tight construction. (Namely but not limited to: Rooms such as Water heater and furnace room, walls not free of perforations)	Basement	Open
27	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
28	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
29	Entrance/exit door is secured in an open position.	Lobby	Closed

30	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Lobby	Closed
31	An exterior door has a defective locking mechanism.	Lobby	Open
32	The transparent surface, is not kept reasonably clean	Lobby	Closed
33	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
34	Interior lighting fixtures or lamps are not maintained. (Namely but not limited to: Burnt out lights, damaged light ballists, missing light bulbs)	Throughout Building	Closed
35	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.	Throughout Building	Closed
36	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
37	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
38	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
39	The stairs and other appurtenant attachments and their supporting structural members are not maintained in good repair. (Namely but not limited to: finished surface not in good repair and broken or missing pickets)	Throughout Building	Closed
40	The stairs and other appurtenant attachments and their supporting structural members are not maintained in a clean and sanitary condition.	Throughout Building	Closed
41	Ceiling not maintained clean.	Throughout Building	Closed
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
43	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely but not limited to: Walls and ceilings throughout property that have been damaged and not repaired)	Throughout Building	Closed
44	The heating system or unit is not in good repair and maintained in good working condition. (Namely but not limited to: Damaged baseboard heaters)	Throughout Building	Closed
45	Door hardware/devices are not maintained in good repair. (Namely: damaged or missing door handles)	Throughout Building	Closed
46	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Walls, doors and ceilings that require refinishing)	Throughout Building	Closed
47	The floor and every appurtenance, surface cover and finish is not maintained. (Namely but not limited to: worn and damaged floor surface and baseboards)	Throughout Building	Closed
48	Floors and floor coverings not maintained free from trip or other hazardous condition. (Namely but not limited to: Door mats, debris present throughout)	Throughout Building	Closed
49	Floor and floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
50	Floor and floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
51	The property is not being kept free of rodents, vermin, insects or other pests. (Namely but not limited to: cockroaches and rats)	Throughout Building	Closed
52	Walls not maintained clean.	Throughout Building	Closed
53	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
54	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
55	Previously finished walls have marks, stains, graffiti, and other defacements.	Throughout Building	Closed
56	The property is not maintained and kept clean in accordance with the standards.	Throughout Building	Closed
57	All repairs shall be made with materials that are suitable and sufficient for the purpose (Namely but not limited to: Vinyl siding used as baseboards)	Throughout Building	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.**