

**MLS Building Audit Program - Details**

**Property Address :** 171 FRONT ST E

Legal Description: RP 66R 11814 PART 1 3 AND 4

Roll No. : 1904064120001000000

Building : 171 FRONT ST E -- S2812

**Report Date :** May 11, 2012

**Building Audit Date :** August 30, 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 266194 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Sep-11	16-JAN-12	N/A**
2	Property Standards	11 271386 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Sep-11	15-DEC-11	0.00%
3	Property Standards	11 271391 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	16-Sep-11	15-DEC-11	0.00%

**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
3	Property Standards	11 271391 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	16-Sep-11	15-DEC-11	30-May-12

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **19**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Electrical Room	Open
2	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Open
3	The electrical connections are not maintained in good working order, namely : Loose wires	Electrical Room	Open
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Clean and repaint	Exit	Open
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
6	Lighting in a garage is provided at less than 50 lux.	Garage	Open
7	The parking or storage garage ceiling painted surface is not maintained reasonably clean, namely : Mold	Garage	Open
8	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Open
9	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Cars	Garage	Open
10	Lighting in a service room is provided at less than 200 lux.	Garage Area	Open
11	Exterior door is not maintained in good repair, namely : Paint peeling	Garage Area	Open
12	The plumbing system is not kept in a clean and sanitary condition, namely : Clean and secure all grates/drains	Garage Area	Open
13	Door hardware/devices are not maintained in good repair.	Garage Area	Open
14	The property is not maintained and/or kept clean in accordance with the standards.	Garage Area	Open
15	The electrical connections are not maintained in good working order, namely : Loose cables and wires	Garage Area	Open
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Open
17	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	Open
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Open
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 271386 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Sep-11	15-DEC-11	30-May-12

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **25**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior	Open
2	Exterior walkway not maintained.	Exterior	Open
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Open
4	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks	Exterior	Open
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint on barricade/gate	Exterior	Open
6	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior	Open
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint/finish on louvers	Exterior Of Building	Open
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Open
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Open
10	The property is not maintained and/or kept clean in accordance with the standards, namely : Dirty ceiling near stairs	Exterior Of Building	Open
11	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 a clean and/or sanitary condition.	Exterior Of Building	Open
12	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition, namely : Clean and repaint	Exterior Of Building	Open
13	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Open
14	The electrical connections are not maintained in good working order, namely : Loose wires	Exterior Of Building	Open
15	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
16	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition, namely : Clean and repaint	Exterior Of Building	Open
17	The surface of a window is not kept reasonably clean	Exterior Of Building	Open
18	The electrical connections are not maintained in good working order, namely : Loose wires	Garbage Room	Open
19	Extension cords or other extensions are used as a permanent wiring system.	Garbage Room	Open
20	Exterior door is not maintained in good repair.	Garbage Room	Open
21	The property is not maintained and/or kept clean in accordance with the standards.	Garbage Room	Open
22	Garbage storage area is not maintained in a clean and odour free condition.	Garbage Room	Open
23	The exterior walls and their components are not being maintained in good repair, namely : Missing vent cover	South	Open

24	The floor and every appurtenance, surface cover and finish is not maintained, namely : Deteriorated non skid coating	South Side of Property	Open
25	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint and stucco	Throughout Building	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :171  
FRONT ST E**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**