

**MLS Building Audit Program - Details**

**Property Address : 63 SPENCER AVE**

Legal Description: PLAN 431 PT LOT 76

Roll No. : 1904021100010000000

Building : **63 SPENCER AVE -- S1407**

Report Date : **May 11, 2012**

Building Audit Date : **August 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 242464 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	25-Aug-10	20-JUL-12	10.34%
2	Property Standards	10 243745 PRS 00 IV	REPORT ORDERS - SATELLITE DISH	Expiry Date Extended	25-Aug-10	20-JUL-12	N/A**
5	Property Standards	10 244125 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS-63 Spencer Ave	Expiry Date Extended	25-Aug-10	20-JUL-12	20.00%
6	Property Standards	10 244502 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS 63-A Spencer Ave	Expiry Date Extended	25-Aug-10	20-JUL-12	11.76%
7	Property Standards	10 245762 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS (63A SPENCER AVE)	Expiry Date Extended	25-Aug-10	20-JUL-12	10.00%
8	Property Standards	10 246613 PRS 00 IV	REPORT ORDERS - HALLWAY/LANDING FLOOR	Expiry Date Extended	25-Aug-10	20-JUL-12	N/A**
9	Waste	10 243677 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION, 63 SPENCER AVE	Closed	25-Aug-10	07-SEP-10	N/A**
10	Waste	10 243701 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Aug-10	07-SEP-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
6	Property Standards	10 244502 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS 63-A Spencer Ave	Expiry Date Exten	25-Aug-10	20-JUL-12	20-Jul-12

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Volume of rubble along asphalt driveway.	Driveway	Open
2	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
3	The storm drain is not being maintained free from defect and/or obstructions. Drain cover is not secured at landing at bottom of exterior step.	Exterior Of Building	Open
4	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the ( screen, grille, cover for vent duct is missing).	Exterior Of Building	Open
5	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Steel door lintel is rusting an flaking.	Exterior Of Building	Closed
6	The electrical connections are not maintained in good working order. Electrical wires and cables are not secured.	Exterior Of Building	Open
7	Exterior steps, not maintained.	Exterior Of Building	Closed
8	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 safe condition. Material is stored on balcony and against the balcony guard.	Exterior Of Building	Open
9	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Mortar joints are missing in section.	Exterior Of Building	Open
10	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Bricks are spalling.	Exterior Of Building	Open
11	The exterior walls and their components are not being maintained in good repair. Exterior bricks are spalling.	Exterior Of Building	Open
12	The yard does not have suitable ground cover to prevent recurrent ponding of water. Asphalt has caved in next to foundation.	Parking Area	Open
13	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Parking Area	Open
14	The yard does not have suitable ground cover so as to direct the flow of surface water from the walls of a building.	Yard	Open
15	The yard does not have suitable ground cover to prevent recurrent ponding of water. Soil has caved in next to foundation.	Yard	Open
16	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Yard	Open
17	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 245762 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS (63A SPENCER AVE)	Expiry Date Exten	25-Aug-10	20-JUL-12	20-Jul-12

No. of defects contained within the Order : **20**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	1/F to 2/F Stairway	Open
2	Guard is less than 1,070 millimetres high.	1/F to 2/F Stairway	Open
3	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F to 2/F Stairway	Open
4	Floor and/or floor covering not kept in a clean and sanitary condition; not free from stains.	1/F to 2/F Stairway	Open
5	Previously finished surface(s) have marks, stains, and/or other defacements. Namely: unit doors.	1/F to 2/F Stairway	Open
6	Extension cords or other extensions are used as a permanent wiring system.	1/F to 2/F Stairway	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F to 2/F Stairway	Open
8	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	1/F to 2/F Stairway	Open
9	Interior lighting fixtures or lamps are not maintained in good working condition.	Basement to 1/F Stairway	Open
10	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Laundry Room	Open
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
12	Condition of floor does not permit easy cleaning.	Laundry Room	Open
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Open
14	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open
16	The property is not maintained and/or kept clean in accordance with the standards.	Laundry Room	Open
17	The electrical switches are not maintained in a safe and complete condition. Namely: cover plate missing.	Laundry Room	Closed
18	Wall(s) not maintained clean.	Laundry Room	Open
19	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Open
20	Wall(s) not maintained clean.	Stairway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 244125 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS-63 Spencer Ave	Expiry Date Exten	25-Aug-10	20-JUL-12	20-Jul-12

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

No. of defects that remain outstanding : **20**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the ( screen, grille, cover for vent duct is missing).	Exterior Of Building	Open
2	Exterior door not maintained weather-tight. Concrete treshold ic cracked and broken.	Exterior Of Building	Open
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Open
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Open
5	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
6	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
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Open
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Open
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Open
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Fire escape is rusted.	Exterior Of Building	Open
11	The storm drain is not being maintained free from defect and/or obstructions. No cover on floor drain at bottom of exterior steps landing.	Exterior Of Building	Closed
12	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
13	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
14	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
15	The exterior walls and their components are not being maintained in good repair. Sections of bricks are spalling.	Exterior Of Building	Open
16	The exterior walls and their components are not being maintained in good repair. Spalling bricks on window sills	Exterior Of Building	Open
17	The exterior walls and their components are not being maintained in good repair. Brick is spalling in sections.	Exterior Of Building	Open
18	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Roof flashing missing in sections.	Exterior Of Building	Closed
19	The fire escape and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Open
20	The electrical connections are not maintained in good working order. Electrical wires and cables are not secured.	Exterior Of Building	Open
21	Exterior door is not maintained in good repair. Door and door frame are rusted.	Exterior Of Building	Open
22	Eavestrough, roof gutter, flashing and/or down pipe are missing in sections, not maintained free from leaks and/or defects.	Exterior Of Building	Closed
23	The (stairs, treads, risers, guards, handrails, landings and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Open
24	Exterior garbage containment area not screened.	Yard	Closed
25	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Chain link fence and wooden fence are damaged.	Yard	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 242464 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	25-Aug-10	20-JUL-12	20-Jul-12

No. of defects contained within the Order : **29**

No. of defects that remain outstanding : **26**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrail not provided on two sides of stairs that are 1,100mm or greater in width.	1/F	Open
2	Interior lighting fixtures or lamps are not maintained in good working condition.	1/F	Open
3	The electrical receptacle is not maintained in a safe and complete condition. Namely: cover plate missing.	1/F	Open
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F	Open
5	The heating unit is not in good repair. Namely: heater cover missing.	1/F	Open
6	Mailbox or mail receptacle is not maintained in good repair. Namely: mail boxes not secured.	1/F	Open
7	Previously finished surface has marks, stains, graffiti, and/or other defacements. Namely: stair door.	1/F to 2/F	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F to 2/F	Open
9	Interior lighting fixtures or lamps are not maintained in good working condition.	2/F	Open
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: baseboard not secured.	2/F	Open
11	The floor and surface cover and finish is not reasonably smooth and level.	2/F	Open
12	Previously finished surfaces have marks, stains, and/or other defacements. Namely: unit 5 door and rear exit door.	2/F	Open
13	Door and/or door hardware not maintained in good repair. Namely: unit 9 door and unit 6 door hardware.	2/F	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2/F	Open
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2/F to 3/F Stairway	Open
16	Interior lighting fixtures or lamps are not maintained in good repair/good working condition.	3/F	Open
17	Previously finished surface(s) have marks, stains, graffiti, painted slogans and/or other defacements. Namely: front door, rear unit door and rear exit door.	3/F	Open
18	Exterior window not maintained in good repair.	3/F	Open
19	Floor and/or floor covering not kept free from rubbish and debris.	Basement	Closed
20	Previously finished surface has marks, stains, and/or other defacements. Namely: unit 1 door.	Basement	Open
21	The heating unit is not in good repair. Namely: heater is not secured to wall.	Basement	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hallway	Open
23	Wall(s) not maintained clean.	Hallway	Open
24	Floor and/or floor covering not kept in a clean/sanitary condition and not free from stains.	Hallway	Open
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallway	Open
26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hallway	Open
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Open

28	Wall(s) not maintained clean.	Stairway	Open
29	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :63  
SPENCER AVE**

<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.**