

MLS Building Audit Program - Details

Property Address : 730 ST CLARENS AVE

Legal Description: PLAN M58 BLK J LOT 1 TO 3 LOT 12 TO 15 PT LOT 4

Roll No. : 1904031540021000000

Building : **730 ST CLARENS AVE**

Report Date : **May 11, 2012**

Building Audit Date : **September 09, 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	10 101685 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-May-11	04-JUL-11	100.00%
2	Property Standards	09 169790 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Mar-12	07-MAY-12	33.33%
3	Property Standards	09 186021 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Mar-12	07-MAY-12	81.48%
4	Property Standards	09 194489 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	8-Mar-12	07-MAY-12	66.67%
5	Waste	09 168297 WST 00 IV	LITTER/DUMPING REFUSE INVESTIGATION	Closed	15-Sep-09	14-OCT-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 169790 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Mar-12	07-MAY-12	9-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior steps, not maintained. Namely exterior concrete steps leading to courtyard are deteriorating and spalling.	Exterior Of Building	Closed
2	Exterior lighting fixtures or lamps are not maintained. (Namely but not limited to: broken light fixture under main entrance.)	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely uneven surface located in the courtyard area.	Exterior Of Building	Open
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 Of Building	Open
5	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the utility box is opened and wires are exposed.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely loose wires hanging from various balconies not secured in the supplied conduit.	Exterior Of Building	Open
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely metal guard in courtyard are rusted and need to be repainted.	Exterior Of Building	Open
8	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 Of Building	Open
9	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	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 101685 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-May-11	04-JUL-11	8-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Transformer vault is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
2	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
3	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
4	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
5	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
7	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	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	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
10	Required handrails on stairs are less than 865mm or more than 965mm high	Stairway	Closed
11	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
12	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 194489 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	8-Mar-12	07-MAY-12	

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door providing access to a parking garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Garage	Closed
2	The required exit doors through which a person must pass through or pass by from the first required exit door to the outside of the building, except the lockable entrance door and the door opening directly to the outside, does not incorporate wired glass panels over fifty percent (50%) of their surfaces.	Garage	Closed
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. (Namely: Failing and cracking masonry block on door header)	Garage	Closed
4	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Open and unprotected electrical boxes and connections)	Garage	Closed
5	The plumbing system is not kept in good working order. (Namely: Drain pipe not free from leaks)	Garage	Closed
6	Wall not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Wall perforated)	Garage	Open
7	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Garage	Open
8	The parking or storage garage pedestrian exit doors are not designed and installed so that, when the latch is released, the doors will open easily in the direction of exit travel. (Namely: Door casing and faulty hardware hindering easy egress)	Garage	Closed
9	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
10	The parking or storage garage ceiling painted surface is not maintained. (Namely: Peeling paint)	Garage	Closed
11	The ceilings in the parking garage are not impervious to water.	Garage	Open
12	The ceilings in the parking garage are not maintained free of holes, breaks or cracks. (Namely: Cement delamination)	Garage	Open
13	Exterior door has ineffective weather-proofing.	Garage	Closed
14	The property is not maintained and kept clean in accordance with the standards. (Namely but not limited to: Improper storage and retention of materials throughout garage, dust, debris and dirt throughout parking garage floor)	Garage	Open
15	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Garage	Open
16	Interior lighting fixtures or lamps are not maintained. (Namely but limited to: Burnt out lights, insecure light fixtures)	Garage	Closed
17	Exterior door does not prevent the entry of vermin, rodents and insects.	Garage	Closed
18	Lighting in a garage is provided at less than 50 lux.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 186021 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Mar-12	07-MAY-12	8-Jun-12

No. of defects contained within the Order : **54**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Door hardware/devices are not installed. (Namely: Door closure)	18th Floor	Closed
4	The plumbing system is not kept free from leaks or defects.	Basement	Closed
5	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of material in storage lockers)	Basement	Closed
6	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Uncapped electrical junction)	Closet	Closed
7	Door hardware are not maintained in good repair. (Namely: Broken locks in closets)	Closet	Closed
8	Floor not kept in a clean and sanitary condition (Namely: Dirt, dust, rubbish and debris present in closets)	Closet	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
10	Wall(s) not maintained clean.	Compactor Room	Closed
11	Floor not kept in a clean and sanitary condition	Compactor Room	Closed
12	Ceiling not maintained clean.	Compactor Room	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Compactor Room	Closed
14	Walls not maintained clean.	Garbage Room	Open
15	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Broken, cracked, mssing wall tiles and broken, cracked wall plaster)	Garbage Room	Open
16	Walls not maintained free of holes. (Namely: Holes in fire stop)	Garbage Room	Open
17	The floor and every appurtenance, surface cover and finish is not maintained. (Namely: Broken and missing floor tiles)	Garbage Room	Open
18	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. (Namely: Chute doors not self closing)	Garbage Room	Closed
19	Floor covering not kept in a clean and sanitary condition	Garbage Room	Open
20	Garbage disposal rooms are not maintained in a clean and odour free condition.	Garbage Room	Open
21	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: defective paint)	Garbage Room	Open
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: cracked and broken plaster)	Garbage Room	Open
23	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent covers)	Garbage Room	Open
24	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Defective paint)	Laundry Room	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged, missing or stained ceiling tiles)	Laundry Room	Closed
26	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
27	The floor and every appurtenance, surface cover and finish is not maintained. (Namely: Broken or cracked tiles)	Laundry Room	Closed
28	Communication system identifies the tenant by unit number.	Lobby	Closed

29	Exterior door not maintained in good repair. (Namely but not limited to: Door unable to close properly)	Roof Of Building	Closed
30	Exterior door has deteriorated/ineffective weather-proofing.	Roof Of Building	Closed
31	The electrical fixtures are not maintained in a safe and complete condition. (Namely but not limited to: Open electrical boxes)	Roof Of Building	Closed
32	The light fixture supporting artificial light is not kept in good repair and in good working order. (Namely: Exterior light fixture)	Roof Of Building	Closed
33	Floor not kept in a clean and sanitary condition (Namely but not limited to: Debris and unusable material throughout floor area)	Roof Of Building	Closed
34	Floor not maintained free from trip or other hazardous condition. (Namely but not limited to: Improperly stored material throughout floor area)	Roof Of Building	Closed
35	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Improperly terminated electrical connections)	Roof Of Building	Closed
36	Floor not kept in a clean and sanitary condition	Stairway	Closed
37	Door hardware/devices are not maintained in good repair. (Namely but not limited to: Door closures and door knobs not in good repair)	Stairway	Closed
38	Previously finished surface in the public area of the property is not maintained in good repair. (Namely but not limited to: Ceiling and wall paint and plaster not free from defect)	Stairway	Closed
39	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Stairway	Closed
40	The handrail and other appurtenant attachments and their supporting structural members are not maintained in good repair. (Namely: Not securely affixed to wall)	Stairway	Open
41	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Stairway	Closed
42	Previously finished wall and ceiling surfaces have marks, stains, and other defacements.	Stairway	Closed
43	The surface of a window is not kept reasonably clean (Specific to: General cleanliness and graffiti markings)	Stairway	Closed
44	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Cracking paint and defective plaster finish throughout)	Stairway	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
46	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
47	Floor covering not kept free from stains.	Throughout Building	Closed
48	Walls and baseboards not maintained clean.	Throughout Building	Closed
49	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
50	Adequate ventilation has not been provided. (Namely: Low air flow)	Throughout Building	Closed
51	Floor not maintained free from trip or other hazardous condition. (Namely: Door mats present throughout)	Throughout Building	Closed
52	Previously finished surfaces have marks, stains, and other defacements. (Namely: Stained ceiling and ceiling tiles)	Throughout Building	Closed
53	Previously finished surface in the public area of the property is not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Suite and stairwell door surfaces not maintained or refinished)	Throughout Building	Closed
54	Previously finished walls have marks, stains, and smoke damage,	Throughout Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :730 ST
CLARENS AVE**

Active apartment unit related investigation matters (Property Standards only) :	1
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.**