

MLS Building Audit Program - Details

Property Address : 103-105 WEST LODGE AVE

Legal Description: PLAN 558 LOTS 13 TO 29 31 32 PLAN 455 LOTS 1 2 3 PLAN 8:

Roll No. : 1904023070065000000

Building : **103 WEST LODGE AVE**

Report Date : **January 11, 2019**

Building Audit Date : **March 04, 2016**

** 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 January 11, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Graffiti	16 121559 GRA 00 IV	GRAFFITI	Closed	25-Feb-16	01-MAR-16	N/A**
2	Property Standards	16 124582 PRS 00 IV	CLEANLINESS/GARBAGE ROOM MAINTENANCE	Closed	9-Mar-16	30-MAR-16	100.00%
3	Property Standards	16 127216 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-16	09-AUG-16	100.00%
4	Property Standards	16 128663 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-16	19-SEP-16	100.00%
5	Property Standards	16 129008 PRS 00 IV	VENTIATION IN HALLWAY - INTERIOR COMMON AREA	Closed	22-Mar-16	24-MAY-16	0.00%
6	Property Standards	16 129020 PRS 00 IV	INADEQUATE LIGTHING IN HALLWAY/STAIRWELL	Closed	22-Mar-16	20-JUN-16	100.00%
7	Property Standards	16 128646 PRS 00 IV	BOILER ROOM - PUMPS NOT MAINTANED	Closed	3-May-16	04-JUL-16	100.00%
9	Waste	16 121563 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Feb-16	01-MAR-16	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
7	Property Standards	16 128646 PRS 00 IV	BOILER ROOM - PUMPS NOT MAINTANED	Closed	3-May-16	04-JUL-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. NAMELY: Water observed leaking from the boilers.	Boiler Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 129008 PRS 00 IV	VENTIATION IN HALLWAY - INTERIOR COMMON AREA	Closed	22-Mar-16	24-MAY-16	26-Jul-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned. NAMELY: Built-up of dust and dirt observed in the ventilation system throughout the building between the top and lower floors.	Hall	Open
2	Adequate ventilation has not been provided.	Hall	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	16 129020 PRS 00 IV	INADEQUATE LIGTHING IN HALLWAY/STAIRWELL	Closed	22-Mar-16	20-JUN-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. NAMELY: 23.7 lux at 18th. fl. elevators, 39 lux at 19th fl. elevators and less that 59 lux in other floors in front of the elevators.	Hall	Closed
2	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. NAMELY: 18 lux between Apt.1602 and 1610, 39 lux between 1909 and 1910, 36 lux under the light at Apt. 1810, 17.7 lux near 1017 and also in other areas of the hallway.	Hallway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 124582 PRS 00 IV	CLEANLINESS/GARBAGE ROOM MAINTENANCE	Closed	9-Mar-16	30-MAR-16	31-Mar-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. NAMELY: Waste and debris including used control box, cardboard boxes, insulated pipe, metal pipes and the floor has a built up of dust and dirt.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: Cardboard boxes and a built up of dirt on the floor.	Hall	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: Waste and debris including broken tiles, dust, dirt and other unidentified items.	Storage Room	Closed
4	Garbage disposal room is not maintained in a clean and odour free condition.	Throughout Building	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition. NAMELY: The garbage rooms, hall and stairways in various locations including the floor covering on the 14th. floor.	Throughout Building	Closed
6	Garbage chute is not maintained in a clean and odour free condition.	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	16 128663 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-16	19-SEP-16	

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: Paint peeled on the 2nd. Fl. North window sill and North wall.	Front Canopy	Closed
2	The exterior walls and their components are not being maintained in good repair. NAMELY: Broken concrete on the concrete structure.	Main Entrance	Closed
3	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. Waste materials and litter observed on the canopy.	Main Entrance	Closed
4	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: Cover missing from the junction box on the concrete structure.	Main Entrance	Closed
5	The exterior surface has not been coordinated to the exterior finish of the building/structure. NAMELY: Paint peeled on the front canopy.	Main Entrance	Closed
6	The protective decorative finish on the exterior surfaces is not being maintained in good repair.	North West	Closed
7	The exterior walls and their components are not being maintained in good repair.	South	Closed
8	The exterior walls and their components are not being maintained in good repair. NAMELY: Delaminated concrete on the exterior wall above the window.	South East Corner Of Building	Closed
9	Equipment/attachment appurtenant to the building is not being maintained in good repair. NAMELY: The cable box is open and the wires are exposed.	South East Corner Of Building	Closed
10	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents,min and/or insects. NAMELY: Covers missing from the ventilation opening in the wall.	South East Side Of Building	Closed
11	Driveway(s) and/or similar areas not maintained. NAMELY: Damaged asphalt, ruts and holes in the driveway.	South Side of Property	Closed
12	Exterior walkway not maintained. NAMELY: The interlock bricks are missing and loose in areas.	South Side of Property	Closed
13	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5). NAMELY: Windows observed opened more than 4 inches in the following locations: SE 4th and 5th. Floors, 2nd. Floor East, South side near play area, 2nd, 3rd and 10th Floors on the NW side of the building and the 4th Floor near the main entrance of the building.	Various Locations Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 127216 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-16	09-AUG-16	30-Dec-16

No. of defects contained within the Order : **50**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained clean.	2nd Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. NAMELY: Stair riser and nosing and riser damaged in areas including the 2nd. and 3rd. floors.	2nd and 3rd, Floors	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: Light covers missing from fixtures in various locations of the hall near the following units: 404, 410, 408, near 515, 602 to 612 and the stairway near 6th. floor elevators.	4th Floor	Closed
6	The electrical receptacle are not maintained in a safe and complete condition. NAMELY: Cover missing from the junction box.	4th Floor Stairwell	Closed
7	All repairs shall be made in a good workmanlike manner. NAMELY: The ceiling above the stair landing is not repaired in a workmanlike manner.	5th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: Broken tiles.	8th Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
10	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. NAMELY: Graffiti marks on the wall.	3rd Floor Stairwell	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: Walls damaged in several garbage rooms including the 2nd., 3rd. and 4th. Floors.	Garbage Room	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained. NAMELY: The floor and floor finish damaged in areas throughout the building.	Garbage Rooms	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. NAMELY: The floor is damaged and pose a trip hazard.	Hall	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. NAMELY; The carpet is heavily stained with a built up of dirt in various locations including in front of Apt. 607, 406 and 407.	Hall	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
17	All repairs shall be made in a good workmanlike manner. NAMELY: The wall is not repaired in a workmanlike manner between Apt. 402 and 411.	Hall	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: Door missing from the access panel.	Hall	Closed

19	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices). NAMELY: The exit signs are broken in various locations including near Apt. 1022 and 1511.	Hall	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: Wall damaged around the door frame.	Hall	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: The baseboard is loose and separated from the wall.	Hall	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: Walls damaged in various locations of the hall including near Apt. 418 and 411.	Hall	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: Ceiling tiles missing between Apt. 527, 528 and 529.	Hall	Closed
25	The electrical fixtures are not maintained in good working order. NAMELY: Light covers broken in various locations of the hall including near Apt. 222.	Hall	Closed
26	Ceiling not maintained clean. NAMELY: Ceiling tiles stained.	Hall	Closed
27	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: Light burnt out in several locations including near Apt. 217, and 515. #707, #711 and stairway near #807.	Hall	Closed
28	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: Light fixture missing and wires exposed.	Hall	Closed
29	Door hardware/devices are not maintained in good repair. NAMELY: Hardware loose on the door leading to the stairway.	Hall	Closed
30	Repair(s) does not reasonably match existing wall(s)	Hall	Closed
31	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Hall	Closed
32	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Hall	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
34	Repair(s) does not reasonably match existing wall(s)	Hall	Closed
35	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Main Entrance	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Mezzanine	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Mezzanine	Closed
38	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. NAMELY: The guard is loose.	Mezzanine	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: Light covers missing from fixtures.	Mezzanine	Closed
40	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. NAMELY: The interior of the electrical room door is damaged.	Near Apt. 1020	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Near Apt. 114	Closed
42	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. NAMELY: The electrical room door is damaged.	Near Apt. 210.	Closed
43	The electrical receptacle are not maintained in good working order. NAMELY; The light is burnt out.	Stairway	Closed

44	The floor and every appurtenance, surface cover and finish is not maintained. NAMELY: The stairs and finish damaged in areas throughout the building.	Stairway	Closed
45	The electrical receptacle are not maintained in a safe and complete condition. NAMELY: Light burnt out in several locations including the stairway near Apt. 717 and 807.	Stairway	Closed
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: Light covers missing from fixtures in various locations of the stairways near the 4th. Floor elevators, near Apt. 507, 312, near the 2nd. Floor elevators, between Apt. 212 and 215.	Stairway	Closed
47	The floor and every appurtenance, surface cover and finish is not maintained. NAMELY: The stair landing and finish damaged in areas throughout the building.	Stairway Landing	Closed
48	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: The stairs and landing has paint stains in various locations throughout the building.	Stairways And Landings	Closed
49	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. NAMELY: The finish is damaged on the doors and frames in various locations of the building including Apt. 305, 307, 310. 203, 207, 711, 805 and 801.	Throughout Building	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		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.**