

MLS Building Audit Program - Details

Property Address : 117 BROADWAY AVE

Legal Description: PLAN 806 LOT 35

Roll No. : 1904104170015000000

Building : 117 BROADWAY AVE

Report Date : January 17, 2020

Building Audit Date : June 24, 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 January 17, 2020

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 228826 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	30-SEP-12	100.00%
2	Property Standards	11 234514 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	11-OCT-11	100.00%

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
1	Property Standards	11 228826 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	30-SEP-12	24-Jan-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior	Closed
3	Exterior walkway not maintained. Namely danged concrete and cracks	Exterior	Closed
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 - Throughout	Closed
5	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 good repair .Namely paint exterior balcony ceilings and lintels.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely spalling brick.	Exterior Of Building	Closed
7	Exterior window or skylight not maintained in good repair. Namely rusted window lintel.	Exterior Of Building	Closed
8	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	Closed
9	The transparent surface is not kept reasonably clean	Exterior Of Building	Closed
10	The retaining wall is not being maintained in good repair. Namely concrete deterioration	Exterior Of Building	Closed
11	The required guard on top of the retaining wall is not maintained in good repair. Namely rusted/damaged guards.	Exterior Of Building	Substantially Co
12	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres and to included installation window air conditioner units.	Exterior Of Building	Closed
13	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
14	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	Substantially Co
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Substantially Co
16	The floor and every appurtenance, surface cover and finish is not maintained. Namely damaged tile at west exit door.	Exterior Of Building	Closed
17	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 good repair. Namely paint deterioration on canopy at front entrance.	Exterior Of Building	Closed
18	The roof or one of its components is not weather tight. Niamey paint deterioration on roof flashing.	Exterior Of Building	Closed
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration.	Exterior Of Building	Closed
20	Exterior door is not maintained in good repair .Namely paint deterioration around the door.	Exterior Of Building	Closed

21	Eavestrough or roof gutter does not discharge in to a down pipe to drain roof surfaces. Namely damaged/disconnected downspout.	Exterior Of Building	Closed
22	The ventilation system or unit is not regularly cleaned. Namely repair and clean laundry vent.	Exterior Of Building	Closed
23	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely repair/ re-paint ventilation grill.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 234514 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	11-OCT-11	30-Jul-13

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing sump pump cover.	Boiler Room	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door closer.	Boiler Room	Closed
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely loose wires.	Boiler Room	Closed
7	The electrical connections are not maintained in a safe and complete condition.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained. Namely paint same as original.	Electrical Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Electrical Room	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Electrical Room	Closed
12	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hallways	Closed
13	Previously finished wall(S) in the public area of the property is not maintained in good repair. Namely drearier missing tiles.	Laundry Room	Closed
14	Previously finished surface in the public area of the property is not maintained in good repair. Namely paint ceiling.	Laundry Room	Closed
15	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
16	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
18	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls.	Office	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint ceiling.	Office	Closed
21	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
22	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
23	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint door frames where required. Namely remove dwelling unit door mats.	Throughout Building	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair or replace all door closers, to include hallways, all service rooms where required.	Throughout Building	Closed

27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
28	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
29	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	Throughout Building	Closed
30	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
31	The plumbing system is not kept in good working order. Namely missing faucets.	Washroom	Closed
32	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster.	Washroom	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Washroom	Closed
34	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines.		Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition		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.**