

## MLS Building Audit Program - Details

**Property Address :** 118 RONCESVALLES AVE

Legal Description: PLAN 727 PT BLK A

Roll No. : 1904022110021000000

Building : 118 RONCESVALLES AVE

**Report Date :** January 18, 2019

**Building Audit Date :** December 05, 2013

\*\* 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 18, 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	Property Standards	13 275018 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Dec-13	05-AUG-15	100.00%
2	Property Standards	13 275019 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Dec-13	26-OCT-15	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	13 275018 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Dec-13	05-AUG-15	20-Jun-16

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East Side	Closed
2	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.	East Side	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East Side	Closed
4	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Rust is visible on exterior stair guards.	East Side	Closed
5	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Concrete slab on parapet wall is cracked, damaged and missing in sections.	East Side of Building	Closed
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Front concrete steps are cracked, damage, spalling and concrete re-bars are exposed.	East Side of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely: Exterior bricks are cracked and spalling, mortar between the bricks is missing. Concrete window sills and lintels are cracked in various locations.	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 handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	North Side	Closed
10	Exterior door is not maintained in good repair. Namely: Paint is chipped cracked and peeling, wood venire is damaged, deteriorated and peeling from door.	North Side	Closed
11	Exterior walkway not maintained. Namely: Exterior concrete walkway and steps are cracked, damaged and it has settled, creating an uneven walkway.	North Side	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. Namely: No cover on the electrical junction box for security camera cable.	North Side of Building	Closed
13	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Roof top flashing is damaged in sections.	Roof	Closed
14	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	West Side of Building	Closed
15	The accessory building is not constructed and/or maintained in good repair. Namely: Roof on shed has holes, is damaged, rotted.	Yard	Closed
16	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. Namely: Volume of wind blown leaves.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 275019 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Dec-13	26-OCT-15	20-Jun-16

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window missing. Namely: 2nd floor. West hallway window, glass pane is missing.	2nd Floor	Closed
2	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: West end of corridor. 3rd and 2nd floor windows.	3rd and 2nd floor windows.	Closed
3	Door hardware/devices are not maintained in good repair. Namely: 3rd floor, east exit door is not closing properly.	3rd floor	Closed
4	Lighting in a storage room is provided at less than 50 lux.	3rd floor storage room	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Basement landing guard. Openings are greater than 100mm.	Basement landing guard	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Boiler room. Clean and clear all debris and discarded materials from the boiler room.	Boiler Room	Closed
7	Extension cords or other extensions are used as a permanent wiring system. Namely: Boiler room. Extension cord is being used for permanent wiring. Repairs required.	Boiler Room	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Boiler room. Replace missing lens cover.	Boiler Room	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical room. Replace burnt out light bulbs. 200Lux required.	Electrical Room	Closed
10	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: Add more light fixtures in between existing light fixtures where required. Replace all missing lens covers in the hallway.	Hall	Closed
11	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Landing and Stairway Guards	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Laundry room washroom. Replace light fixture cover and ventilation cover. Remove debris and discarded materials from the bathroom.	Laundry Room	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
14	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
15	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
17	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 Guards.	Closed
18	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. Namely: Storage room exit stairs to the exterior.	Storage Room	Closed
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Top floor stairway.	Closed
20	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.	Windows located on stairway landings	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**