

MLS Building Audit Program - Details

Property Address : 134 CARLTON ST

Legal Description: PLAN D30 PT LOT 1 PT LOT 2

Roll No. : 1904068020092000000

Building : 134 CARLTON ST

Report Date : January 18, 2019

Building Audit Date : June 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 184233 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-13	13-MAY-14	100.00%
2	Property Standards	13 182388 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jan-14	07-JUL-14	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
2	Property Standards	13 182388 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jan-14	07-JUL-14	25-Sep-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yard is not being maintained free of heavy undergrowth.	Exterior	Closed
2	The grass height exceeds twenty (20) centimetres.	Exterior	Closed
3	The yard is not being maintained free of weeds.	Exterior	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks throughout where required.	Exterior Of Building	Closed
6	Exterior window not maintained weather-tight. Namely; damaged window sills.	Exterior Of Building	Closed
7	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
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair where required.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely; tuck pointing throughout where required.	Exterior Of Building	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing cover.	Exterior Of Building	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent 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 the installation of the air-conditioner has been 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.	Throughout Building	Closed
13	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed
14	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.	West Side of Building	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Building	Closed
16	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Closed
17	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 184233 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-13	13-MAY-14	22-Dec-15

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates and loose wires.	Boiler Room	Closed
2	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Boiler Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Electrical Room	Substantially Co
5	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Interior of Building	Closed
6	Interior lighting fixtures or lamps have not been installed. Namely missing lenscover.	Laundry Room	Closed
7	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines.	Laundry Room	Closed
8	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
9	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Meter Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Storage Room	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove furniture and debris from stairway.	Throughout Building	Closed
13	Communication system identifies the tenant by unit number.	Throughout Building	Closed
14	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely repair all broken or damage tiles.	Throughout Building	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
16	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely missing pickets.	Throughout Building	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Substantially Co
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.	Throughout Building	Closed
19	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level.	Throughout Building	Closed
20	The ventilation system or unit is not regularly cleaned. Namely but not limited to service rooms, hallways.	Throughout Building	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove dwelling unit door mats.	Throughout Building	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.**