

**MLS Building Audit Program - Details**

**Property Address :** 135 ISABELLA ST

Legal Description: PLAN A132 LOT 51 PT LOTS 51 52 & 53

Roll No. : 1904068380004000000

Building : 135 ISABELLA ST

**Report Date :** January 17, 2020

**Building Audit Date :** April 27, 2012

**\*\* 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	12 162817 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	04-OCT-12	100.00%
2	Property Standards	12 162826 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	04-SEP-14	100.00%
3	Property Standards	12 162827 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-May-12	07-AUG-12	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
3	Property Standards	12 162827 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-May-12	07-AUG-12	31-Oct-14

**No. of defects contained within the Order :** 22

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely cracks, holes and concrete deterioration	Underground Parking Area	Closed
4	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely rusted, inoperative ventilation fans	Underground Parking Area	Closed
5	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
6	The floor drain is not maintained in good repair. Namely rusted drain/grate at sump pump area.	Underground Parking Area	Closed
7	The plumbing system is not kept in good working order. Namely rusted pipes	Underground Parking Area	Closed
8	The plumbing system is not kept in good working order. Namely rusted pipes	Underground Parking Area	Closed
9	The plumbing system is not kept in good working order. Namely secure subject area with an encloure	Underground Parking Area	Closed
10	The plumbing system is not kept in good working order. Namely broken pipe hanger	Underground Parking Area	Closed
11	The floors in the parking or storage garage are not maintained. Namely clean and clear floor area and orginze materials so floor area can be accessed easliy.	Underground Parking Area	Substantially Co
12	The electrical connections are not maintained in a safe and complete condition. Namely open electrical junction box.	Underground Parking Area	Substantially Co
13	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Underground Parking Area	Closed
14	The electrical fixtures are not maintained in a safe and complete condition. Namely missing light bulbs at exits	Underground Parking Area	Closed
15	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
16	The parking or storage garage is used to keep junk or rubbish. Namely discarded material	Underground Parking Area	Closed
17	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely derelict vehicle	Underground Parking Area	Closed
18	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
19	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
20	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
21	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration and exposed re-bar	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 162826 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	04-SEP-14	4-Sep-14

No. of defects contained within the Order : **25**

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 deterioration on front canopy.	Exterior Of Building	Closed
2	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
3	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior Of Building	Closed
4	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior Of Building	Closed
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres Namely guards around underground parking garage ramp	Exterior Of Building	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely space between bottom of balcony guard and floor area of balcony more than 100mm	Exterior Of Building	Closed
7	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. Namely guards on underground parking garage exit stairwells( South side and East side)	Exterior Of Building	Closed
8	Exterior walkway not maintained. Namely uneven interlocking.	Exterior Of Building	Closed
9	The retaining wall is not being maintained in good repair. Namely concrete deterioration on retaining walls around underground parking garage ramp	Exterior Of Building	Substantially Co
10	Driveway(s) and/or similar areas not maintained. Namely crack and potholes.	Exterior Of Building	Substantially Co
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely deteriorated wood rame lattice on enclosure.	Exterior Of Building	Closed
12	The transparent surface is not kept reasonably clean. Namely clean transparent areas of all windows	Exterior Of Building	Closed
13	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. Namely ripped screen	Exterior Of Building	Substantially Co
14	The exterior walls and their components are not being maintained in good repair. Namely paint deterioration on walls and shear walls	Exterior Of Building	Substantially Co
15	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 a safe condition. Namely remove patio umbrella, lattice frame and pigeon screen from balcony.	Exterior Of Building	Closed
16	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 a safe condition. Namely hanging objects from ceiling of balcony (Flower pots etc)	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 a safe condition. Namely excessive storage, shlves and other items create climbality and hazard situation	Exterior Of Building	Closed
18	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 and concrete deterioration on balcony slabs	Exterior Of Building	Substantially Co
19	Exterior door is not maintained in good repair. Namely repair and repaint all exterior doors, to include high voltage hydro room door.	Exterior Of Building	Closed
20	The electrical fixtures are not maintained in a safe and complete condition. Namely damaged cable box.	Exterior Of Building	Closed

21	The electrical connections are not maintained in a safe and complete condition. Namely damaged metal conduit	Exterior Of Building	Closed
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely rusted, damaged ventilation louver/grade.	Exterior Of Building	Closed
23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on exterior surface of the building	Exterior Of Building	Closed
24	The air conditioning system or unit is not in good repair and maintained in good working condition. Namely A/C unit near south exit stairwell not securely installed.	Exterior Of Building	Closed
25	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 clean/wash all glass panels on balconies.	Exterior 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	12 162817 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	04-OCT-12	29-Aug-14

No. of defects contained within the Order : **46**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: Near unit 102. Organize/ tidy storage room.	1st Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely: 2nd flr. Damaged/broken tiles on floor in front of elevator.	2nd Floor	Substantially Co
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: Garbage Rooms. 8th floor. Electrical cover plate is missing.	8th Floor	Closed
4	Floor and/or floor covering not kept free from holes, stains or debris. Namely: Boiler Room. Clean and clear floor from all debris and discarded materials.	Basement	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely: Basement Stairway. Remove stored appliance (stove) in the stairway	Basement	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Boiler Room. Repair broken concrete on wall with exposed rebar painted over. Holes in walls to be sealed. Repair broken concrete on landing floor area.	Basement	Closed
7	Lighting in a service room is provided at less than 200 lux. Namely: Generator Service Room. Upgrade lighting to 200 Lux. Replace lens cover. Remove loose/hanging electrical cables.	Basement	Closed
8	Lighting in a service room is provided at less than 200 lux. Namely: Basement Electrical service room.	Basement	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Room. Replace electrical cover plate on the wall near stairs. Remove loose/hanging wires from walls or ceiling.	Basement	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. Namely: Basement Storage Room. Replace lens cover on light fixture. Secure light fixture hanging from ceiling. Remove loose/hanging electrical wires.	Basement	Closed
11	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
12	Adequate ventilation has not been provided. Namely: Hallway ventilation is not on.	Hall	Substantially Co
13	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: All Electrical closets in hallway. Floors need cleaning.	Hall	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove all floor mats in the hallway throughout the building.	Hall	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Laundry room. Replace missing lens covers.	Laundry Room	Closed
16	The floor drain is not maintained in good repair. Namely: Locker room. Replace missing floor drain cover.	Locker Room	Closed
17	Immediate action has not been taken to eliminate an unsafe condition. Namely: Locker Room. Remove excessive materials stored above lockers	Locker Room	Closed
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Locker Rooms. Clean and clear debris and discarded furniture from the aisle way.	Locker Room	Closed
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Roof housing mechanical units. Surface has deteriorated. Painting is required.	Roof Of Building	Closed
20	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Roof. Cushion Tank Room. Exterior door finish has deteriorated. Painting of door is required.	Roof Of Building	Closed
21	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Exterior landing and stair guards to elevator room.	Roof Of Building	Closed
22	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Roof Of Building	Closed

23	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.	Roof Of Building	Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
25	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint exterior side of elevator room door.	Roof Of Building	Closed
26	The heating system or unit is not in good repair and maintained in good working condition. Namely: Elevator Room. Radiator cover is missing.	Roof Of Building	Substantially Co
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Elevator Room. Holes in wall to be sealed.	Roof Of Building	Closed
28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Stairway Landing guards.	Stairway	Closed
29	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Stairway	Closed
30	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 2nd floor stairway. Plaster repairs to wall need painting.	Stairway	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. 9th floor stairway. Repair and paint walls.	Stairway	Closed
32	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. Namely: Stairway Landing and stair guards are climbable.	Stairway	Closed
33	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Interior stairway, handrail is required on the wall.	Stairway	Closed
34	Lighting in a service stairway is provided at less than 50 lux. Namely; Stairway.	Stairway	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Garbage Chute Room Floors throughout the building. Clean Floors.	Throughout Building	Closed
36	Wall(s)/Ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Garbage chute room. Not in use. However, repairs to walls and ceilings are required.	Throughout Building	Closed
37	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Hallway Floors. Remove/repair stains or replace carpet as required.	Throughout Building	Closed
38	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: All Electrical closet doors. A lock should be installed. Doors should be locked at all times.	Throughout Building	Closed
39	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
40	Lighting in a service room is provided at less than 200 lux. Namely: Fan Service Room.		Closed
41	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.		Closed
42	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Archive room. Clean and clear debris and discarded materials from the floor.		Closed
43	The ventilation system or unit is not regularly cleaned. Namely: Laundry Room Washroom. Clean ceiling exhaust fan.		Closed
44	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Closed
45	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.		Closed
46	Immediate action has not been taken to eliminate an unsafe condition. Namely: Laundry room Washroom. Clean and clear all cleaning supplies from the washroom.		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.**