

MLS Building Audit Program - Details

Property Address : 160 BALMORAL AVE

Legal Description: PLAN 826Y PT LOT 3 LOT 1 LOT 2

Roll No. : 1904054320017000000

Building : 160 BALMORAL AVE

Report Date : January 17, 2020

Building Audit Date : October 20, 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 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	16 240769 PRS 00 IV		Closed	27-Oct-16	27-JUN-17	100.00%
2	Property Standards	16 240879 PRS 00 IV		Closed	27-Oct-16	25-JAN-17	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	16 240769 PRS 00 IV		Closed	27-Oct-16	27-JUN-17	28-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely cracked deteriorated concrete on walls and pillars near spots 20 to 24 and where else required	Underground Parking Area	Closed
2	The floor drain is not maintained in good repair. Namely missing drain cover	Underground Parking Area	Closed
3	Immediate action has not been taken to eliminate an unsafe condition. Namely, moving parts on machinery	Underground Parking Area	Closed
4	The electrical receptacle are not maintained in good working order. Namely missing cover plate near spot #30	Underground Parking Area	Closed
5	The electrical receptacle are not maintained in good working order. Namely hanging wire	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely holes in ceiling near overhead door	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	16 240879 PRS 00 IV		Closed	27-Oct-16	25-JAN-17	14-Mar-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely peeling paint and plaster, cracked concrete and seal missing around door frame.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely deteriorated paint and plaster on walls and ceiling	1st Floor	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition. Namely debris on floor	2nd Floor	Closed
4	Door hardware/devices are not maintained in good repair. Namely door difficulty to open	3rd Floor	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained. Namely missing baseboard near roof exit	12th Floor	Closed
6	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
8	The electrical receptacle are not maintained in a safe and complete condition. Namely missing cover on outlet	Basement	Closed
9	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed

11	The electrical receptacle are not maintained in a safe and complete condition. Namely missing cover plate	Basement	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Namely undue storage of bicycle, salt, skids used florescent light bulbs and cardboard boxes.	Basement	Closed
13	The electrical fixtures are not maintained in a safe and complete condition. Namely missing junction box cover	Basement	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely deteriorated pain and plaster on ceiling in boiler room	Basement	Closed
15	Corridor serving residents is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Namely hallways and stairwells	Throughout	Closed
16	The ventilation system or unit is not regularly cleaned. Namely cleaning of ventilation system and grills	Throughout Building	Closed
17	Adequate ventilation has not been provided.	Throughout Building	Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint on wall in 10th floor utility room	Utility Room	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.**