

MLS Building Audit Program - Details

Property Address : 171 FRONT ST E

Legal Description: RP 66R 11814 PART 1 3 AND 4

Roll No. : 1904064120001000000

Building : 171 FRONT ST E

Report Date : January 18, 2019

Building Audit Date : August 30, 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 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
2	Property Standards	11 271386 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-11	15-DEC-11	84.00%
3	Property Standards	11 271391 PRS 00 IV		Rescheduled	16-Sep-11	08-JAN-15	84.21%

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	11 271391 PRS 00 IV		Rescheduled	16-Sep-11	08-JAN-15	1-Feb-19

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Electrical Room	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Closed
3	The electrical connections are not maintained in good working order, namely : Loose wires	Electrical Room	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Clean and repaint	Exit	Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co
6	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
7	The parking or storage garage ceiling painted surface is not maintained reasonably clean, namely : Mold	Garage	Open
8	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Substantially Co
9	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: Cars	Garage	Substantially Co
10	Lighting in a service room is provided at less than 200 lux.	Garage Area	Closed
11	Exterior door is not maintained in good repair, namely : Paint peeling	Garage Area	Closed
12	The plumbing system is not kept in a clean and sanitary condition, namely : Clean and secure all grates/drains	Garage Area	Closed
13	Door hardware/devices are not maintained in good repair.	Garage Area	Closed
14	The property is not maintained and/or kept clean in accordance with the standards.	Garage Area	Closed
15	The electrical connections are not maintained in good working order, namely : Loose cables and wires	Garage Area	Substantially Co
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Substantially Co
17	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	Closed
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Open
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 271386 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-11	15-DEC-11	18-Mar-13

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior	Closed
2	Exterior walkway not maintained.	Exterior	Substantially Co
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Open
4	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks	Exterior	Substantially Co
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint on barricade/gate	Exterior	Substantially Co
6	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior	Substantially Co
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint/finish on louvers	Exterior Of Building	Open
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Open
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Substantially Co
10	The property is not maintained and/or kept clean in accordance with the standards, namely : Dirty ceiling near stairs	Exterior Of Building	Closed
11	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 clean and/or sanitary condition.	Exterior Of Building	Closed
12	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition, namely : Clean and repaint	Exterior Of Building	Open
13	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
14	The electrical connections are not maintained in good working order, namely : Loose wires	Exterior Of Building	Substantially Co
15	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	Substantially Co
16	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition, namely : Clean and repaint	Exterior Of Building	Closed
17	The surface of a window is not kept reasonably clean	Exterior Of Building	Substantially Co
18	The electrical connections are not maintained in good working order, namely : Loose wires	Garbage Room	Closed
19	Extension cords or other extensions are used as a permanent wiring system.	Garbage Room	Closed
20	Exterior door is not maintained in good repair.	Garbage Room	Closed
21	The property is not maintained and/or kept clean in accordance with the standards.	Garbage Room	Closed
22	Garbage storage area is not maintained in a clean and odour free condition.	Garbage Room	Substantially Co
23	The exterior walls and their components are not being maintained in good repair, namely : Missing vent cover	South	Closed

24	The floor and every appurtenance, surface cover and finish is not maintained, namely : Deteriorated non skid coating	South Side of Property	Substantially Co
25	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint and stucco	Throughout Building	Substantially Co

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.**