

**MLS Building Audit Program - Details**

**Property Address : 1 DEAUVILLE LANE**

Legal Description: PLAN M834 BLK H2

Roll No. : 1908101160005000000

Building : **1 DEAUVILLE LANE**

**Report Date : January 17, 2020**

**Building Audit Date : June 05, 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 188272 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Jun-12	15-AUG-15	100.00%
3	Property Standards	12 188270 PRS 00 IV		Closed	18-Jun-12	31-AUG-15	100.00%
4	Property Standards	12 188271 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-12	15-AUG-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
3	Property Standards	12 188270 PRS 00 IV		Closed	18-Jun-12	31-AUG-15	1-Aug-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior steps not maintained.	Building	Closed
2	Exterior walkway not maintained.	Building	Closed
3	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.	Building	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents 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 acceptable to ensure that the installation of the air-conditioner is 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.	Building	Closed
5	The exterior walls and their components are not being maintained in good repair, namely exposed rebar and loose concrete.	Exterior	Closed
6	The balconies and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely overstorage and overhanging items.	Exterior	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely rusted metal guards, balcony panels and slabs and shear walls.	Exterior	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, namely damaged and/or missing screens..	Exterior	Closed
9	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of Building	Closed
10	Driveway(s) and/or similar areas not maintained.	Parking Area	Closed
11	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Ramp	Closed
12	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.	Ramp	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 188272 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Jun-12	15-AUG-15	25-Sep-15

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
2	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
3	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.	Underground Parking Area	Closed
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
5	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
9	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
10	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
11	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
12	The plumbing system is not kept in good working order. Namely; missing drain cover.	Underground Parking Area	Closed
13	The plumbing system is not kept in good working order. Namely; damaged drain cover.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Closed
15	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
16	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
17	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
18	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
19	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
20	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
21	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
22	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
23	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	12 188271 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-12	15-AUG-15	10-Nov-15

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order, namely loose wires.	1st Floor	Closed
2	The heating system or unit is not in good repair and maintained in good working condition, namely remove abandoned thermostat.	1st Floor	Closed
3	The plumbing system is not kept free from leaks or defects.	Basement	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
5	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.	Boiler Room	Closed
6	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.	Boiler Room	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
8	The floor drain is not maintained in good repair.	Electrical Room	Closed
9	The electrical fixtures are not maintained in good working order.	Elevator	Closed
10	The heating system or unit is not in good repair and maintained in good working condition, namely damaged cover.	Elevator	Closed
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely chute is loose and tiles are missing.	Garbage Room	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers and defective dampers.	Garbage Room	Closed
13	Garbage chute is not maintained in a clean and odour free condition.	Garbage Room	Closed
14	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	Roof drainage not discharging directly into the building drain.	Roof Of Building	Closed
17	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely wooden fencing/guard.	Roof Of Building	Closed
18	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects, namely spalling brick.	Roof Of Building	Closed
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely mechanical units.	Roof Of Building	Closed
20	Exterior window(s) with broken/cracked glass.	Stairway	Closed
21	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.	Stairway	Closed
22	The electrical fixtures are not maintained in good working order.	Stairway	Closed
23	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely missing baseboards.	Stairway	Closed
24	Exterior window not maintained weather-tight.	Stairway	Closed
25	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
26	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	Throughout Building	Closed

27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition, namely carpets.	Throughout Building	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats, bikes, etc.	Throughout Building	Closed
30	The electrical receptacle are not maintained in good working order, namely missing and/or damage covers and receptacles.	Throughout Building	Closed
31	Door hardware/devices are not maintained in good repair.	Throughout Building	Closed
32	Interior door is not a good fit in its frame.	Throughout Building	Closed
33	Interior doors, frames, glass panes, and/or hardware not maintained in good repair, namely paint suite.	Throughout Building	Closed
34	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
35	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely loose grills.	Throughout Building	Closed
36	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
37	Walls and ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely plaster and paint.	Throughout Building	Closed
38	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
39	Exit, public corridor or corridor 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.	Throughout Dwelling Unit	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.**