

MLS Building Audit Program - Details

Property Address : 1 HOMEWOOD AVE

Legal Description: PLAN D30 PT LOT 84 RP 64R16761 PARTS 5 AND 6

Roll No. : 1904068010001000000

Building : **1 HOMEWOOD AVE**

Report Date : January 18, 2019

Building Audit Date : June 24, 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 193419 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	02-JAN-14	100.00%
2	Property Standards	13 193631 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	30-APR-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
2	Property Standards	13 193631 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	30-APR-15	10-Jun-16

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
3	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.	Exterior	Closed
4	Exterior curbs not maintained.	Exterior Of Building	Closed
5	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely; damaged trim over front door	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair.	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 exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
12	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
13	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
14	Exterior window or skylight not maintained in good repair. Namely; damaged sill.		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 193419 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	02-JAN-14	4-Apr-16

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained, namely unsecured ceiling light fixture.	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	1st Floor	Closed
3	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
5	The electrical connections are not maintained in good repair, namely loose and unsecured wires.	1st Floor	Closed
6	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
7	Interior lighting fixtures or lamps are not maintained operative.	3rd Floor	Closed
8	The electrical fixtures are not maintained in good repair, namely missing coverplate at switch box.	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition, namely unacceptable wiring from ceiling light fixture.	Boiler Room	Closed
10	The electrical fixtures are not maintained in good repair, namely missing covers at electrical boxes.	Boiler Room	Closed
11	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
12	The floor drain is not maintained in good repair, namely acceptable cover required at overflow sump pump trench.	Boiler Room	Closed
13	The floor drain is not maintained in good repair, namely missing drain cover.	Boiler Room	Closed
14	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Boiler Room	Closed
15	The electrical connections are not maintained in good repair, namely loose, open and unsecured wires.	Boiler Room	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated and/or damaged window sill.	East	Closed
17	The property is not maintained and/or kept clean in accordance with the standards, namely debris and lint behind and adjacent to appliances.	Laundry Room	Closed
18	The roof or one of its components is not weather tight, and is not in good repair, to include displaced and/or inadequate coverage of surface gravel, and vegetation on roof membrane.	Roof Of Building	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed
20	Exterior window missing.	Roof Of Building	Closed
21	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
22	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials.	Roof Of Building	Closed
23	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects, namely deteriorated mortar joints and chimney cap.	Roof Of Building	Closed
24	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Storage Room	Closed
25	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
26	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed

27	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
28	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.	Throughout Building	Closed
29	Previously finished surface(s) in the public area of the property is not maintained in good repair, to include walls, ceilings and floors.	Throughout Building	Closed
30	The electrical connections are not maintained in good repair, namely loose, open and unsecured wires.	Throughout Building	Closed
31	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.	Throughout Building	Closed
32	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely deteriorated and/or damaged newell cap.	Throughout Building	Closed
33	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Throughout Building	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely opening adjacent to wires and conduits.	Throughout Building	Closed
35	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
36	The property is not maintained and/or kept clean in accordance with the standards, namely debris and storage.	Throughout Building	Closed
37	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices), namely defective self closing devices.	Throughout Building	Closed
38	The electrical fixtures are not maintained in good repair, namely open covers at electrical boxes.	Throughout Building	Closed
39	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
40	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor 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.**