

MLS Building Audit Program - Details

Property Address : 20 PRINCE ARTHUR AVE

Legal Description: PLAN 301 LOTS 17 TO 22 PT LOT 23

Roll No. : 1904052070038000000

Building : **20 PRINCE ARTHUR AVE**

Report Date : January 18, 2019

Building Audit Date : July 22, 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 208410 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Aug-13	29-JAN-14	100.00%
2	Property Standards	13 208655 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Aug-13	29-JAN-14	63.64%
3	Property Standards	13 208657 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Aug-13	29-JAN-14	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 208655 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Aug-13	29-JAN-14	16-Oct-14

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; damage finish on balcony ceiling slabs	Balcony	Open
2	Lighting in a service room is provided at less than 200 lux.	Compactor Room	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	Closed
4	The ceilings in the parking or storage garage Exit Stairway are not maintained free of holes, breaks or cracks.	Exterior	Open
5	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
6	Exterior garbage containment area not screened.	Exterior	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Open
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
9	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
11	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 Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 208657 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Aug-13	29-JAN-14	30-Nov-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; missing lens covers	Underground Parking Area	Closed
2	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
5	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage ceiling are not painted white where required.	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 where required.	Underground Parking Area	Closed
8	The plumbing system is not kept in good working order. Namely; missing drain covers where required.	Underground Parking Area	Closed
9	The plumbing fixture(s), and/or appurtenances contained in the plumbing system are not connected to the sewage system. Namely; drains pipes not connected to floor drains.	Underground Parking Area	Closed
10	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 where required.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
12	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Underground Parking Area	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 208410 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Aug-13	29-JAN-14	28-Nov-14

No. of defects contained within the Order : 23

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely repair and refinish at plumbing leak.	Office	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained, namely water penetration.		Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove excess storage and junk.		Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers and defective self closers.		Substantially Co
5	The property is not maintained and/or kept clean in accordance with the standards, namely remove overstorage on floors and above sprinkler system.		Substantially Co
6	The floor drain is not maintained in good repair, namely missing cover.		Closed
7	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely damaged stairs.		Substantially Co
8	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely complete work started at the side of the stair riser.		Closed
9	The ventilation system or unit is not regularly cleaned.		Substantially Co
10	Walls not maintained free of holes, cracks, damaged and deteriorated materials, namely water penetration.		Closed
11	The electrical connections are not maintained in good working order, namely loose and exposed wires and hanging light fixtures.		Closed
12	The electrical receptacle are not maintained in good working order, namely broken cover plates.		Closed
13	The electrical fixtures are not maintained in good working order, namely broken and/or missing lens covers.		Closed
14	Interior door frames and/or hardware not maintained in good repair.		Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated material.		Closed
16	Lighting in a laundry room is provided at less than 200 lux.		Closed
17	Lighting in a service room is provided at less than 200 lux.		Closed
18	Lighting in a storage room is provided at less than 50 lux.		Closed
19	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.		Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Substantially Co
21	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.		Closed
22	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Closed
23	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.		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.**