

MLS Building Audit Program - Details

Property Address : 20 ROSELAWN AVE

Legal Description: PLAN 734 RANGE 2 PT LOTS 1-3

Roll No. : 1904114630019000000

Building : **20 ROSELAWN AVE**

Report Date : January 04, 2019

Building Audit Date : June 26, 2017

**** 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 04, 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	Graffiti	17 191904 GRA 00 IV		Closed	26-Jun-17	29-JUN-17	N/A**
2	Property Standards	17 191512 PRS 00 IV		Closed	14-Jul-17	10-APR-18	100.00%
3	Property Standards	17 191515 PRS 00 IV		Closed	14-Jul-17	10-JAN-18	100.00%
4	Property Standards	17 191522 PRS 00 IV		Closed	14-Jul-17	12-SEP-17	100.00%
5	Property Standards	17 191525 PRS 00 IV		Closed	14-Jul-17	12-SEP-17	100.00%
6	Property Standards	17 191815 PRS 00 IV		Closed	14-Jul-17	12-SEP-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
6	Property Standards	17 191815 PRS 00 IV		Closed	14-Jul-17	12-SEP-17	27-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Namely but not limited to missing electrical conduit box covers in locker room (south) off laundry room and workshop off boiler room.	Basement	Closed
2	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to cord powering machine in laundry room.	Laundry room	Closed
3	The electrical receptacle are not maintained in good working order. Namely missing duplex cover , laundry room	Laundry room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 191522 PRS 00 IV		Closed	14-Jul-17	12-SEP-17	27-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely, boiler room.	Boiler room	Closed
2	Lighting in a service room is provided at less than 200 lux. Namely laundry room.	Laundry room	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely missing light fixture coverings and shades throughout building need to be replaced.	Light fixtures	Closed
4	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely stairwells and landings throughout.	Stairs and landings	Closed
5	Lighting in a storage room is provided at less than 50 lux. Namely workshop / storage room off boiler room.	Storage room / workshop	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 191515 PRS 00 IV		Closed	14-Jul-17	10-JAN-18	28-May-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to exterior finish on 3rd floor is currently Stucco with peeling and / or faded paint. To be refinished where required.	3rd Floor	Closed
2	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely but not limited to defective tuck-pointing between bricks of chimney, requiring repair.	Chimney	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely fence to the north of the property is deteriorating. To be repaired or replaced where required.	North side of building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to finished surface of doors on the roof access structures.	Roof access doors	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to soffits around underside of roof overhang required refinishing.	Soffits	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to exterior window and door frames require refinishing. For example the finish on the exterior window frames of unit 11.	Window and doors	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 191525 PRS 00 IV		Closed	14-Jul-17	12-SEP-17	27-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely storage of junk and debris on floor of boiler room.	Boiler room	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition. Namely floor of locker rooms require cleaning.	Locker rooms	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely storage of debris on floor of locker rooms.	Locker rooms	Closed
4	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely all items to be removed including but not limited to barbecue, propane tanks, bins, chairs, pots etc.	Roof	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely carpets in both east stairwells and landings are dirty and stained. Require cleaning or replacement where required.	Stairwells and landings	Closed
6	Wall(s) not maintained clean. Namely but not limited to spider-webs and dirt of walls and ceilings throughout.	Walls / ceilings	Closed
7	The surface of a window is not kept reasonably clean	Windows	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 191512 PRS 00 IV		Closed	14-Jul-17	10-APR-18	12-Apr-18

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building. Namely window in the north west stairwell, 2nd floor jams in frame and cannot be closed. Requires repair.	2nd floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to deteriorated paint on baseboards throughout.	Baseboards	Closed
3	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler room	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to peeling and deteriorated paint on ceilings throughout. To include stairwells, landings, service rooms and corridors.	Ceilings	Closed
5	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely doors and door frames throughout have peeling and deteriorated paint. To be refinished where required.	Doors and frames	Closed
6	Exterior window(s) with broken/cracked glass. Namely window in laundry room.	Laundry room	Closed
7	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely laundry room ceiling requires refinishing.	Laundry room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in ceiling of laundry room. To be repaired where required.	Laundry room	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes in drywall ceiling.	Locker room	Closed
10	Mailbox or mail receptacle is not maintained in good repair. Namely missing locks on mailbox slots.	Mail box	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to staircases and guards require finishing.	Staircases	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely the underside of the staircases have deteriorated and stained paintwork. To be refinished where required	Stairs	Closed
13	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely but not limited to deteriorated stair nosings on both interior staircases, east side of building. Requires repair and refinishing. To include entire height of building from basement up.	Stairs	Closed
14	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to deteriorated paint on unit doors and frames, throughout	Unit doors and frames	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to cracked and peeling paint on walls of stairwells and corridors, throughout.	Walls	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely window frames throughout require refinishing.	Window frames	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to storage of junk in workshop off boiler room.	Workshop off boiler 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.**