

MLS Building Audit Program - Details

Property Address : 2181 AVENUE RD

Legal Description: PLAN 2222 PT BLK A PLAN 1841 PT CLSD RD

Roll No. : 1908063610029000000

Building : **2181 AVENUE RD**

Report Date : **January 18, 2019**

Building Audit Date : **March 26, 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 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	12 143735 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-12	23-SEP-13	100.00%
2	Property Standards	12 143923 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-12	23-SEP-13	100.00%
3	Property Standards	12 144027 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Mar-12	26-OCT-12	100.00%
5	Waste	12 143699 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	30-Mar-12	26-OCT-12	N/A**

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	12 143923 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-12	23-SEP-13	30-Aug-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	East Yard Area	Closed
2	The exterior garbage storage area maintained in manner that presents a health or other hazard. Namely: Waste area screen/fence is not secure.	East Yard Area	Closed
3	Garbage storage facility is inadequate. Namely: Waste and Recycle bins not screened.	East Yard Area	Closed
4	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely: No cover on electrical box.	North Wall	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: Paint on brick wall is peeling.	North Wall	Closed
6	Exterior garbage containment area not screened.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 144027 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Mar-12	26-OCT-12	28-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
2	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.	Garage Area	Closed
3	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.	Garage Area	Closed
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Plaster damaged near parking spot # 10, 11.	Garage Area	Closed
5	Lighting in a garage is provided at less than 50 lux.	Garage Area	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	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 143735 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-12	23-SEP-13	30-Aug-13

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Torn carpet.	2nd Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stain on carpet.	2nd Floor	Closed
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
5	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Boiler Room	Closed
6	Interior door(s), frames(s), not maintained in good repair. Namely: Paint is chipped on elevator door frames.	Elevator	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Closed
8	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
9	The ventilation system or unit is not regularly cleaned. Namely: Hall ventilaton grills: paint is chipped and cracked, dust on grill.	Hall	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
12	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
13	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
14	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
16	Extension cords or other extensions are used as a permanent wiring system.	Roof Of Building	Closed
17	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
18	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	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.**