

## MLS Building Audit Program - Details

**Property Address :** 244 RONCESVALLES AVE

Legal Description: PLAN LOT 1193 S PT LOT M & L RP63R-4540 PART 4 PLUS R

Roll No. : 1904022210015000000

Building : 244 RONCESVALLES AVE

**Report Date :** January 18, 2019

**Building Audit Date :** November 26, 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 270665 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 3-Dec-13         | 02-JUL-14       | 100.00%    |
| 3   | Property Standards    | 13 270673 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 3-Dec-13         | 07-JUL-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3   | Property Standards    | 13 270673 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 3-Dec-13         | 07-JUL-14       | 28-Aug-14                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |  |                      |        |
|--------------------|--|----------------------|--------|
| No.                | Violation/Defect   | Location             | Status |
| 1                  | The front entrance door to building has deteriorated paint         | Exterior Of Building | Closed |
| 2                  | The exterior electrical light fixture at the front entrance rotted | Exterior Of Building | Closed |
| 3                  | Several exterior concrete window sills are cracked and broken      | Exterior Of Building | Closed |
| 4                  | The front canopy roof is leaking                                   | Exterior Of Building | Closed |
| 5                  | The metal flashing around the roof top is rusted                   | Exterior Of Building | Closed |
| 6                  | The chimney has mortar missing between the bricks                  | Exterior Of Building | Closed |
| 7                  | The door on roof top has deteriorated paint                        | Exterior Of 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    | 13 270665 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 3-Dec-13         | 02-JUL-14       | 3-Jul-14                       |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |              |        |
|--------------------|---|--------------|--------|
| No.                | Violation/Defect  | Location     | Status |
| 1                  | Paint chipped and deteriorated.   | Basement     | Closed |
| 2                  | Area of damaged plaster.  | Basement     | Closed |
| 3                  | Guard is less than 1,070 millimetres high.  | Front        | Closed |
| 4                  | Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres  | Front        | Closed |
| 5                  | 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.  | Hall         | Closed |
| 6                  | Area of wall repair not painted.  | Laundry Room | Closed |
| 7                  | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.   | Lobby        | Closed |
| 8                  | Several mailbox doors bent, broken, unlockable or missing.  | Lobby        | Closed |
| 9                  | Walls marked and marred at various locations throughout.  | Stairway     | Closed |
| 10                 | A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing. | Stairway     | Closed |
| 11                 | 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.   | Stairway     | Closed |

|    |   |          |        |
|----|---|----------|--------|
| 12 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Stairway | Closed |
| 13 | Paint chipped and deteriorated.   | Stairway | 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.**