

MLS Building Audit Program - Details

Property Address : 245 HOWLAND AVE

Legal Description: PLAN 324 BLK B PT LOTS 28 AND 29

Roll No. : 1904051450035000000

Building : 245 HOWLAND AVE

Report Date : January 18, 2019

Building Audit Date : May 28, 2015

**** 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	15 165078 PRS 00 IV		Closed	5-Jun-15	28-NOV-16	100.00%
2	Property Standards	15 165083 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jun-15	31-MAR-16	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	15 165083 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jun-15	31-MAR-16	26-Aug-16

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: deteriorated paint on electrical pipes on North side of Building.	Building Exterior	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: Large pot hole in driveway on North side of the building between neighbouring property.	Driveway	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Repairing and refinishing deteriorated wooden door canopys at building entranceways to include paint.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deterioration of wooden canopies and window frames at entrances to building on South Side	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated, Peeling, Missing, faded paint on all window frames, ledges, sills throughout the building.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Large crack in concrete ledge beneath South West Entrance door	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: repainting and re-finishing of exterior windows throughout the exterior.	Exterior Of Building	Closed
8	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Loose or exposed wires around light fixtures on wall near South East Entrance Doors.	Exterior Of Building	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. Namely: loose and unsecured electrical wiring and plug on the ground.	Exterior Of Building	Closed
11	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
12	Communication system is not maintained in good repair and in operative condition.	Exterior Of Building	Closed
13	The heating system or unit is not in good repair and maintained in good working condition. Namely: Broken, Damaged and Deteriorated Ventilation and shaft on South side of building.	Exterior Of Building	Closed
14	The heating system or unit is not in good repair and maintained in good working condition. Namely: Damaged ventilation shafts on exterior of building.	Exterior Of Building	Closed
15	Exterior walkway not maintained. Namely: Resurfacing or replacement of walkways around building where required to eliminate cracks, rutts, holes.	Exterior Of Building	Closed
16	Exterior yard surface and/or similar areas not maintained. Namely: deteriorated Curbs at front driveway nearest garbage containment area.	Exterior Of Building	Closed
17	The exterior surface has not been restored and/or resurfacedn where necessary. Namely: Deteriorated paint on electrical pipes on building exterior	Exterior Of Building	Closed
18	The exterior walls and their components are not being maintained in good repair. Namely Spalling brick on south side of building at 3rd floor.	Exterior Of Building	Closed
19	The exterior walls and their components are not being maintained in good repair. Namely: Crumbled, stained, deteriorated and corroding brick at ground level on south side of building.	Exterior Of Building	Closed
20	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
21	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
22	The surface of a window is not kept reasonably clean	Exterior Of Building	Closed

23	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. Namely but not limited to: Old Bicycles, flower potts, soil bags, gardening tools, ladders, window framkes, skids(pallets).	Exterior Of Building	Closed
24	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely: Missing sod throughout locations on the property.	Exterior Of Building	Closed
25	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely: Repainting of all lines and spaces in parking lot.	Parking Area	Closed
26	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely: Broken, missing, dislodged, and/or deteriorated curb stops located in the parking lot at the rear of the building (East Side).	Parking Area	Closed
27	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
28	The electrical connections are not maintained in good working order. Namely: Loose wires throughout building exterior need to be secured or removed as required.	Throughout Building	Closed
29	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
30	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Wooden Canopies and window frames around entrances to building.	Throughout Building	Closed
31	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Throughout Building Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 165078 PRS 00 IV		Closed	5-Jun-15	28-NOV-16	19-Oct-16

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Crumbling of concrete and large cracks on stairs leading to boiler rooms	Boiler Room	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: Missing Guard Rail on stairwell leading to the boiler room.	Boiler Room	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door to boiler room needs to be replaced or refinished including door frames.	Boiler Room	Closed
4	Interior frames and/or hardware not maintained in good repair. Namely: Fire Rated Door frame to Boiler Room deteriorated and replacement of door hardware is required.	Boiler Room	Closed
5	Interior door is not a good fit in its frame. Namely: Deteriorated door to the Boiler room requires refinishing or replacement.	Boiler Room	Closed
6	Door hardware/devices are not maintained in good repair. Namely: Door to Boiler room does not have proper latching/locking mechanism installed	Boiler Room	Closed
7	The electrical fixtures are not maintained in a safe and complete condition. Namely: open junction box covers throughout Meter and Electrical rooms to be repaired/replaced by a Licensed Electrical Contractor and further inspected by ESA to ensure compliance.	Boiler Room	Closed
8	The electrical receptacle are not maintained in a safe and complete condition. Namely: Electrical outlet receptacle attached to a wooden stud leaning against the wall beside the boiler/sump pump. All Electrical work must be completed by a licensed electrical contractor and inspected by ESA inspectors to satisfy city orders.	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely: Loose and unused wires need to be secured/removed where required by a Licensed Electrical Contractor and further inspected by ESA to ensure compliance.	Boiler Room	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: debris on floors in boiler room to include staircase, landing, boiler room floor and meter room. Area should not have any storage on the ground within 1 meter (10 feet) of any electrical equipment.	Boiler Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: electrical fixtures, wood, bricks, and stained concrete floors to be refinished.	Boiler Room	Closed
12	Floor is not reasonably impervious to water. Namely: Ponding of water on floor of boiler room in and around sump pump and boilers.	Boiler Room	Closed
13	The plumbing system is not kept in good working order. Namely: Missing sump pump cover.	Boiler Room	Closed
14	Wall(s) not maintained clean. Namely: Mold, Mildew, calcium, stains and deposits in boiler room.	Boiler Room	Closed
15	Previously finished wall(s) in the property are not maintained in good repair. Namely: Heavy Water Penetration through walls in Boiler Room and Large hole in brick wall to the left of the meters in building AB	Boiler Room	Closed
16	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
17	Lighting in a service room is provided at less than 200 lux. To include: Boiler rooms, service rooms, and mechanical rooms.	Interior of Building	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: peeling paint on walls and stairwells throughout 2nd floor to include stairwells.	Interior of Building	Closed
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Refinishing of 3rd Floor North Stairwell walls, ceilings, and roof doorway/frame.	Interior of Building	Closed
20	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.	Interior of Building	Closed

21	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Interior of Building	Closed
22	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
23	The electrical connections are not maintained in good working order. Namely: missing cover on phone junction box near south stairwell door. All Electrical work must be completed by a licensed electrical contractor and inspected by ESA inspectors to satisfy city orders.	Interior of Building	Closed
24	The electrical fixtures are not maintained in good working order. Namely: Light Fixture in stairwell with shattered bulbs. All Electrical work must be completed by a licensed electrical contractor and inspected by ESA inspectors to satisfy city orders.	Interior of Building	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely: Loose wires between Unit A4 and Stairwell Exit	Interior of Building	Closed
26	Lighting in a service stairway is provided at less than 50 lux.	Interior of Building	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely: Loose wires above unit B8 and Loose wires in the North Exit Stairwell. All Electrical work must be completed by a licensed electrical contractor and inspected by ESA inspectors to satisfy city orders.	Interior of Building	Closed
28	The electrical connections are not maintained in a safe and complete condition. Namely: Unapproved electrical wiring through walls in 3rd Floor Roof Stairwell. All Electrical work must be completed by a licensed electrical contractor and inspected by ESA inspectors to satisfy city orders.	Interior of Building	Closed
29	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Broken, cracked, deteriorated tiles in Laundry Room.	Laundry Room	Closed
30	The electrical connections are not maintained in a safe and complete condition. Namely: missing cover on telephone room pannels, and loose wires throughout room.	Laundry Room	Closed
31	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Repainting/Refinishing of walls throughout Laundry Room and Staircase leading to Laundry Room.	Laundry Room	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Cleaning of Bell Room located at the bottom of the staircase leading to the laundry room.	Laundry Room	Closed
33	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Replacement or refinishing of Laundry room sink.	Laundry Room	Closed
34	Door hardware/devices are not maintained in good repair. Namely: Missing door handle on door that leads to telephone room.	Laundry Room	Closed
35	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Walls and cielings of Telephone room need to be refinished and repaired as required.	Laundry Room	Closed
36	The electrical connections are not maintained in good working order. Namely Loose and Hanging Wires and Open Junction Boxes in Laundry Room. All Electrical work must be completed by a licensed electrical contractor and inspected by ESA inspectors to satisfy city orders.	Laundry Room	Closed
37	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: cleaning of debris and storage (Detergants) from the floor inside the meter closet located in the Laundry Room.	Meter 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.**