

MLS Building Audit Program - Details

Property Address : 250 DAVENPORT RD

Legal Description: PLAN 903 LOTS 6 TO 11 PLAN E120 BLK A & LOTS 32 TO 38 F

Roll No. : 1904052410011000000

Building : 250 DAVENPORT RD

Report Date : January 18, 2019

Building Audit Date : August 19, 2009

** 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	09 184578 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Nov-09	05-OCT-10	97.62%
2	Property Standards	09 190284 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Nov-09	24-DEC-09	100.00%
3	Property Standards	09 183861 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS next court date is July 20, 2012	Closed	7-Mar-11	04-JUN-15	100.00%
4	Property Standards	11 115236 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Apr-13	05-SEP-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
4	Property Standards	11 115236 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Apr-13	05-SEP-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
3	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.	Stairway	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 190284 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Nov-09	24-DEC-09	29-Dec-09

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. Not present on all levels of garages.	Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely two inoperable vehicles.	Parking Area	Closed
3	The plumbing system is not kept free from leaks or defects. Namely cracked drain pie near spot #167	Parking Area	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely various lights burnt out throughout garage.	Parking Area	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely various light bulbs burnt out throughout garage area.	Parking Area	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely improper storage and retention of materials throughout garage.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 183861 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS next court date is July 20, 2012	Closed	7-Mar-11	04-JUN-15	31-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	East	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	East Side of Building	Closed
3	Exterior steps, not maintained.	East Side of Building	Closed
4	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.	East Side of Property	Closed
5	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the surface mount utility box.	North West	Closed
6	Exterior steps, not maintained. Namely elevator room exterior stair treat in disrepair.	Roof Of Building	Closed
7	Driveway(s) and/or similar areas not maintained. West ext Parking slab. West face paint required.	West	Closed
8	Exterior door is not maintained in good repair. Door does not fit in frame and paint required	West	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Namely; balcony storage represents a climbing hazzard.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 184578 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Nov-09	05-OCT-10	29-Jan-11

No. of defects contained within the Order : **84**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute is not maintained in a clean and odour free condition.	3rd Floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely defective wall plaster.	3rd Floor	Closed
3	Floor and/or floor covering not kept free from holes, and stains. As required.	3rd Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
5	Garbage disposal room is not maintained in a clean and odour free condition. Namely not free from debris.	4th Floor	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely defective wall plaster.	4th Floor	Closed
7	Floor and/or floor covering not kept free from holes, and stains. As required.	5th Floor	Closed
8	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely not free from debris.	6th Floor	Closed
9	Interior door not maintained in good repair. Namely; Suite #617	6th Floor	Closed
10	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely floor paint as required.	6th Floor	Closed
11	Floor and/or floor covering not kept free from holes, and stains. As required.	7th Floor	Closed
12	Floor and/or floor covering not kept free from holes, and stains. As required.	9th Floor	Closed
13	Interior door(s), not maintained in good repair. Namely paint as required.	10th Floor	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. As required.	10th Floor	Closed
15	Ceiling not maintained free of cracks, damaged and deteriorated materials. Paint As required.	10th Floor	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Paint as required.	11th Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing tiles.	12th Floor	Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair.	12th Floor	Closed
19	Adequate ventilation has not been provided.	12th Floor	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	15th Floor	Closed
21	Floor and/or floor covering not kept free from holes, stains, and debris.	15th Floor	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	16th Floor	Closed
23	Lighting in a service stairway is provided at less than 50 lux.	16th Floor	Closed
24	Floor and/or floor covering not kept free from holes, stains, and debris.	17th Floor	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. As required.	18th Floor	Closed
27	Interior door(s), and/or hardware not maintained in good repair.	20th Floor	Closed
28	Interior lighting fixtures or lamps are not maintained.	20th Floor	Closed
29	An exterior door has a defective locking mechanism.	21st Floor	Closed

30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	21st Floor	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	21st Floor	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	22nd Floor	Closed
33	Lighting in a service stairway is provided at less than 50 lux.	22nd Floor	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	23rd Floor	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	23rd Floor	Closed
36	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely suite doors (as required) paint defective.	23rd Floor	Closed
37	Lighting in a service stairway is provided at less than 50 lux.	24th Floor	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	24th Floor	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	24th Floor	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	25th Floor	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	25th Floor	Closed
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	25th Floor Garbage Room	Closed
43	Previously finished wall(s) in the public area of the property is not maintained in good repair.	26th Floor	Closed
44	Lighting in a service stairway is provided at less than 50 lux.	26th Floor	Closed
45	The floor and every appurtenance, surface cover and finish is not maintained. Namely cigarette burns.	26th Floor	Closed
46	Ceiling not maintained clean. Namely, tiles are stained.	26th Floor	Closed
47	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely floor paint required.	2nd Floor	Closed
48	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	2nd Floor	Closed
49	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
50	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
51	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
52	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
53	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
54	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
55	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
56	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
57	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely stained ceiling tiles.	Basement 1	Closed
58	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely locker room doors are in disrepair.	Basement 1	Closed
59	Floor and/or floor covering not kept in a clean and sanitary condition. Namely floors dirty, improper storage and retention.	Basement 1	Closed
60	Garbage storage area is not maintained in a clean and odour free condition. Namely improper storage and retention of shopping carts.	Basement 1	Closed
61	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
62	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
63	The ventilation system or unit is not regularly cleaned. Namely vent covers are dirty.	Basement 1	Closed
64	The ventilation system or unit is not regularly cleaned. Namely vent grills are dirty.	Basement 1	Closed
65	The property is not being kept free of conditions which may encourage infestation.	Basement 1	Closed
66	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed

67	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
68	Wall(s) not maintained clean. Namely wall paint as required.	Basement 1	Closed
69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
70	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
71	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
72	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint and plaster as required.	Basement 1	Closed
73	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement 1	Closed
74	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
75	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
76	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
77	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
78	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Parking Area	Closed
79	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
80	The ventilation system or unit is not regularly cleaned. Namely grills are dirty.	Roof Of Building	Closed
81	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
82	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.	Stairway	Open
83	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
84	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		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.**