

MLS Building Audit Program - Details

Property Address : 25 ROEHAMPTON AVE

Legal Description: PLAN 639 PT LOTS D AND E RP 66R28450 PART 1

Roll No. : 1904104010001080000

Building : **25 ROEHAMPTON AVE**

Report Date : January 17, 2020

Building Audit Date : January 17, 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 17, 2020

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 107422 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jan-12	23-APR-12	100.00%
2	Property Standards	12 107688 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Jan-12	23-APR-12	100.00%
3	Property Standards	12 107654 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jan-12	25-APR-12	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
1	Property Standards	12 107422 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jan-12	23-APR-12	21-Jun-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
2	Intermediate handrails not provided between stairway width i.e. greater then 1650mm apart	Exterior	Closed
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	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.	Exterior	Closed
5	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Closed
6	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.	Exterior	Closed
7	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Substantially Co
8	The exterior walls and their components are not being maintained in good repair, namely : Peeling paint	Exterior Of Building	Closed
9	The exterior surface has not been restored and/or resurfacedn where necessary, namely : Deteriorated concrete	Exterior Of Building	Closed
10	Immediate action has not been taken to eliminate an unsafe condition, namely : Broken patio stones	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 107688 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Jan-12	23-APR-12	21-Jun-13

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, namely : Broken glass	Parking Area	Closed
2	The electrical connections are not maintained in good working order, namely : Loose and open wires	Parking Area	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plates	Parking Area	Closed
4	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel.	Parking Area	Closed
5	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish.	Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Parking Area	Closed
8	The parking or storage garage columns painted surface is not maintained in a state of good repair, namely : Paint deteriorated	Parking Area	Closed
9	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely : Deteriorated paint	Parking Area	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Deteriorated concrete and exposed rebars	Parking Area	Substantially Co
12	Interior lighting fixtures or lamps are not maintained.	Parking Area	Closed
13	The plumbing system is not kept in good working order, namely : Leaking drain pipes	Parking Area	Closed
14	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.	Parking Area	Substantially Co
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
16	The walls in the parking or storage garage are not impervious to water.	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	12 107654 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jan-12	25-APR-12	21-Jun-13

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical Room. Repair holes in wall and ceiling.	2nd Floor	Closed
2	Lighting in a service room is provided at less than 200 lux. Namely: Upgrade lighting in electrical service room. 2nd floor and basement level.	2nd floor	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Clean and clear all debris from the storage room.	2nd flr. 3rd floor and sub basement storage rooms	Closed
4	Lighting in a storage room is provided at less than 50 lux. Namely: Upgrade lighting in 3rd floor storage room.	3rd floor storage room	Closed
5	Door hardware/devices are not maintained in good repair. Namely: Exit door near unit 404 is not closing properly. Also on the 2nd floor.	4th floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall finish needs painting inside 4th flr storage room. Also remove debris.	4th floor storage room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition and free from appliances and debris. Namely: Remove appliance from inside storage room on the 5th floor.	5th floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling on 5th flr storage room.	5th flr storage room	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Broken lens covers on ceiling light fixtures.	7th flr Hallway	Closed
10	The electrical fixtures are not maintained in good repair. Namely: Electrical light switch cover plate is missing.	7th flr Storage Room	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair hole in wall.	7th flr storage room	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Basement Electrical Room. Clean and clear all discarded materials, clean vent and repair hole in ceiling.	Basement Electrical Room	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Basement Stairway. Paint peeling on wall.	Basement Stairway	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Bell Room. Holes in wall and ceiling.	Bell Room	Closed
15	Lighting in a service room is provided at less than 200 lux. Namely: Bell Room. Lighting level is below the required Lux. Upgrading is required. Also clean and clear all discarded materials from the floor.	Bell Room	Closed
16	Lighting in a service room is provided at less than 200 lux. Namely: Boiler room. Upgrade lighting to 200 Lux.	Boiler Room	Closed
17	The electrical fixtures are not maintained in a safe and complete condition. Namely: Extension cord for sump pump to be removed. Remove corroded electrical connection to secondary sump pump. Remove all loose and hanging wires.	Boiler Room	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in ceiling and exposed re-bars in the Boiler room.	Boiler room	Closed
19	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Boiler Room. Repair holes in wall. Remove garbage bag from hole in wall and replace with a proper vent grill.	Boiler room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Boiler Room. Clean and clear all debris and discarded materials from the floor.	Boiler room	Closed
21	. Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: A 2nd handrail is required on stairs to elevator room.	Elevator Room	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator Room	Closed

23	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.	Elevator Room	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Remove all debris and discarded materials for the elevator room.	Elevator Room	Closed
25	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Elevator Room	Closed
26	Door hardware/devices have been removed and not replaced. Namely: Replace door panels in elevator room.	Elevator Room	Closed
27	Lighting in a service hallway is provided at less than 50 lux.	Hallways	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove floor mats from the hallways.	Hallways	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Laundry Room. Clean lint from behind machines. Paint ceiling where required. Missing access cover on wall. Provide grill over vent pipe in wall.	Laundry Room	Closed
30	The plumbing system is not kept free from leaks or defects. Namely: Water leak on floor from unknown origin. Repairs are required.	Laundry Room	Closed
31	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
32	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
33	Door hardware/devices are not maintained in good repair. Namely: Locker No. 16. Broken door and hinges need repair.	Locker Room	Closed
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove discarded furniture and debris from the aisleway in the locker room.	Locker room	Closed
35	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Plaster repairs on wall are not painted. Near unit 603	Near Unit 603	Closed
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Plaster repairs on wall are required to be painted. Near unit 504 and 202.	Near unit 504	Closed
37	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
38	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairways	Closed
39	The electrical connections are not maintained in good working order. Namely: Replace light fixture in the ceiling at the sub-basement level. East side exit from locker room.	Sub-Basement Level	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.**