

**MLS Building Audit Program - Details**

**Property Address : 265 RUSSELL HILL RD**

Legal Description: PLAN 372E PT LOT 4

Roll No. : 1904054290016000000

Building : **265 RUSSELL HILL RD**

**Report Date : January 17, 2020**

**Building Audit Date : August 28, 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 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    | 13 228040 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 6-Sep-13         | 05-SEP-14       | 100.00%    |
| 2   | Property Standards    | 13 228042 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 6-Sep-13         | 05-SEP-14       | 100.00%    |
| 3   | Property Standards    | 13 229900 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 6-Sep-13         | 05-MAR-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2   | Property Standards    | 13 228042 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 6-Sep-13         | 05-SEP-14       | 29-May-15                      |

No. of defects contained within the Order : **15**

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

| Deficiency Details |   |             |        |
|--------------------|---|-------------|--------|
| No.                | Violation/Defect  | Location    | Status |
| 1                  | The walls in the parking or storage garage are not impervious to water.   | Garage Area | Closed |
| 2                  | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.  | Garage Area | Closed |
| 3                  | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.                                    | Garage Area | Closed |
| 4                  | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.                           | Garage Area | Closed |
| 5                  | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing vent cover | Garage Area | Closed |
| 6                  | The parking or storage garage ceiling are not painted white.  | Garage Area | Closed |
| 7                  | The ceilings in the parking or storage garage are not impervious to water.  | Garage Area | Closed |
| 8                  | The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.                   | Garage Area | Closed |
| 9                  | The floors in the parking or storage garage are not maintained free of holes, breaks or cracks  | Garage Area | Closed |
| 10                 | The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.                               | Garage Area | Closed |
| 11                 | The electrical connections are not maintained in a safe and complete condition. Namely; loose wires   | Garage Area | Closed |
| 12                 | Lighting in a garage is provided at less than 50 lux.   | Garage Area | Closed |
| 13                 | The electrical connections are not maintained in a safe and complete condition. Namely; not secured telephone panel                         | Garage Area | Closed |
| 14                 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.   | Garage Area | Closed |
| 15                 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.          | 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    | 13 228040 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 6-Sep-13         | 05-SEP-14       | 29-May-15                      |

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

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

| Deficiency Details |  |                      |        |
|--------------------|--|----------------------|--------|
| No.                | Violation/Defect   | Location             | Status |
| 1                  | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.   | Exterior             | Closed |
| 2                  | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.   | Exterior             | Closed |
| 3                  | Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.   | Exterior             | Closed |
| 4                  | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.   | Exterior             | Closed |
| 5                  | The exterior walls and their components are not being maintained in good repair.   | Exterior             | Closed |
| 6                  | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.   | Exterior             | Closed |
| 7                  | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; Damaged vent housing.   | Exterior             | Closed |
| 8                  | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.  | Exterior             | Closed |
| 9                  | 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 |
| 10                 | 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.  | Exterior             | Closed |
| 11                 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.   | Exterior             | Closed |
| 12                 | Window well(s) are not protected so as to afford safe passage. Namely; damaged cover.  | Exterior Of Building | Closed |
| 13                 | The exterior walls and their components are not being maintained in good repair. Namely; Damaged Sheer walls   | Exterior Of Building | Closed |
| 14                 | The exterior walls and their components are not being maintained in good repair. Namely; Spalling bricks.  | Exterior Of Building | Closed |
| 15                 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balcony Slabs and Ceilings.  | Exterior Of Building | Closed |
| 16                 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rushed and deteriorated finish on Vents throughout   | Exterior Of Building | Closed |
| 17                 | 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. | Exterior Of Building | Closed |
| 18                 | The exterior walls and their components are not being maintained in good repair.   | Ramp                 | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description          | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3   | Property Standards    | 13 229900 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 6-Sep-13         | 05-MAR-14       | 29-Apr-15                      |

No. of defects contained within the Order : **30**

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

| Deficiency Details |  |                     |                  |
|--------------------|--|---------------------|------------------|
| No.                | Violation/Defect   | Location            | Status           |
| 1                  | The property is not maintained and/or kept clean and clear in accordance with the standards, namely existence of plumbing fixtures at decommissioned incinerator room.   | 1st Floor           | Closed           |
| 2                  | Handrails on both sides of stair or ramp 1,100mm in width or more not provided.  | 2nd Floor           | Closed           |
| 3                  | A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing, and/or climbable ledge.  | 2nd Floor           | Closed           |
| 4                  | The floor drain is not maintained in good repair, namely missing drain cover.  | Basement            | Closed           |
| 5                  | The plumbing system is not kept free from leaks or defects.  | Basement            | Closed           |
| 6                  | The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.   | Basement            | Substantially Co |
| 7                  | Lighting in a service room is provided at less than 200 lux.   | Basement            | Closed           |
| 8                  | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.  | Front               | Closed           |
| 9                  | The property is not maintained and/or kept clean in accordance with the standards, namely lint and debris, adjacent and behind appliances.   | Laundry Room        | Closed           |
| 10                 | The electrical fixtures are not maintained in a safe and complete condition, namely unsecured elevator control panel doors.  | Roof Of Building    | Closed           |
| 11                 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.   | Roof Of Building    | Closed           |
| 12                 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.   | Roof Of Building    | Closed           |
| 13                 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.   | Roof Of Building    | Closed           |
| 14                 | 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.  | Roof Of Building    | Closed           |
| 15                 | 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.  | Roof Of Building    | Closed           |
| 16                 | 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.  | Roof Of Building    | Closed           |
| 17                 | Guard with a minimum height of 1,070 millimetres has not been provided around a roof to which access is granted for other than maintenance purposes.   | Roof Of Building    | Closed           |
| 18                 | Exterior door is not maintained in good repair, namely rust and deterioration at door bottom.  | Roof Of Building    | Closed           |
| 19                 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings.   | Throughout Building | Closed           |
| 20                 | 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.   | Throughout Building | Closed           |
| 21                 | The ventilation system or unit is not regularly cleaned.   | Throughout Building | Closed           |
| 22                 | A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.  | Throughout Building | Closed           |
| 23                 | 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.  | Throughout Building | Closed           |
| 24                 | Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices), namely defective self closing devices. | Throughout Building | Closed           |

|    |   |                     |        |
|----|---|---------------------|--------|
| 25 | 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. | Throughout Building | Closed |
| 26 | The property is not maintained and/or kept clean in accordance with the standards, namely existence of storage in decommissioned Incinerator Rooms.   | Throughout Building | Closed |
| 27 | Wall(s) and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.  | Throughout Building | Closed |
| 28 | Extension cords or other extensions are used as a permanent wiring system, namely unacceptable ceiling light fixtures and receptable combinations.  | Throughout Building | Closed |
| 29 | Interior door is not a good fit in its frame.   | Throughout Building | Closed |
| 30 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.  | Throughout Building | 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.