

MLS Building Audit Program - Details

Property Address : 267 ROYWOOD DR

Legal Description: PLAN M812 PT BLK O RP R1301 PART 2

Roll No. : 1908123010294000000

Building : 267 ROYWOOD DR

Report Date : January 17, 2020

Building Audit Date : January 31, 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 115985 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-12	14-AUG-12	100.00%
2	Property Standards	12 119776 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-12	14-AUG-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 115985 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-12	14-AUG-12	28-May-15

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair.	Compactor Room	Substantially Co
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include undue storage.	Compactor Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Substantially Co
4	The electrical switches are not maintained in a safe and complete condition, namely damaged cover.	Compactor Room	Closed
5	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	Compactor Room	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Compactor Room	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely damaged and/or deteriorated chainlink.	Exterior	Closed
8	The electrical fixtures are not maintained in a safe and complete condition, namely open wires at light fixture.	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair, namely cladding.	Exterior Of Building	Substantially Co
10	The exterior surface has not been restored and/or resurfaced.	Front	Closed
11	Exterior yard surface and/or similar areas not maintained, namely pipe at grade level causing trip hazard.	North East	Closed
12	Exterior door has defective hardware, namely damaged and/or defective handle.	North East	Closed
13	The exterior walls and their components are not being maintained in good repair, namely deteriorated and damaged brick.	South	Closed
14	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. 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
15	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris, to include undue storage.		Substantially Co
16	Extension cords or other extensions are used as a permanent wiring system.		Substantially Co
17	The electrical connections are not maintained in a safe and complete condition.		Substantially Co
18	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing protective housing at back of exhaust fan unit.		Substantially Co
19	The property is not maintained and/or kept clean in accordance with the standards, to include undue storage.		Substantially Co
20	Interior lighting fixtures or lamps are not maintained, namely defective and unsecured light fixtures.		Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 119776 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-12	14-AUG-12	28-May-15

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ; missing access door.	1st Floor	Closed
3	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	3rd Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; fraying carpet.	6th Floor	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
6	The floor drain is not maintained in good repair.	Boiler Room	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; miss coverplate.	Boiler Room	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition	Electrical Room	Closed
10	Floor and/or floor covering not kept free from, rubbish and debris. Namely ; Under elevator room storage area.	Elevator	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Laundry Area	Substantially Co
12	The electrical switches are not maintained in a safe and complete condition. Namely; missing cover plate	Laundry Area	Substantially Co
13	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
14	The electrical fixtures are not maintained in a safe and complete condition. Namely; attach power conduits to wall.	Laundry Room	Substantially Co
15	Floor and/or floor covering not kept in a clean and sanitary condition Namely; behind washer and dryers.	Laundry Room	Closed
16	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Substantially Co
17	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
18	Exterior door has defective hardware. Namely; damaged door closer	Locker Room	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Locker Room	Closed
20	Exterior door missing. Namely; missing hatch door under elevator room to storage room.	Roof Of Building	Closed
21	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed
22	Exterior door has defective hardware. Namely; self closer	Roof Of Building	Closed
23	Roof not kept free from rubbish and debris.	Roof Of Building	Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
25	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Roof Of Building	Closed
26	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Stairway	Closed
27	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Stairway	Closed
28	Interior lighting fixtures or lamps are not maintained.	Storage Room	Substantially Co

29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing milk box covers.	Throughout Building	Closed
30	Previously finished wall(s) in the public area of the property is not maintained in good repair where required.	Throughout Building	Closed
31	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove floor mats in hallways.	Throughout Building	Closed
32	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely ; miss dampers.	Throughout Building	Substantially Co
33	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; defective self closer's.	Throughout Building	Substantially Co
34	Previously finished wall(s) in the public area of the property is not maintained in good repair where required	Throughout Building	Closed
35	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Substantially Co
36	Floor and/or floor covering not kept in a clean and sanitary condition Namely; clean carpets where required	Throughout Building	Closed
37	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
38	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
39	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; undo storage.	Throughout Building	Closed
40	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance where required.	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.**