

**MLS Building Audit Program - Details**

**Property Address : 2 LAMBERTLODGE AVE**

Legal Description: PLAN M1881 BLK 13

Roll No. : 1904053143100000000

Building : **2 LAMBERTLODGE AVE**

**Report Date : January 17, 2020**

**Building Audit Date : February 27, 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 128152 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-12	15-MAR-13	100.00%
2	Property Standards	12 128153 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-12	14-MAY-12	100.00%
3	Property Standards	12 128154 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-13	20-AUG-13	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 128152 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-12	15-MAR-13	29-Mar-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The storm drain is not being maintained free from defect. (Namely: Drain located in courtyard is not free from damage and defect (Surrounding brickwork around drain))	Courtyard	Closed
2	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. (Namely: Downspout discharging 61 inches above grade)	East Side of Building	Closed
3	Above ground discharge from downpipe or pipe is directed to discharge in a manner that is likely to cause a hazard on a walkway, street and/or boulevard. (Namely: Downspout discharging directly onto sidewalk / boulevard)	East Side of Building	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 128154 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-13	20-AUG-13	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Parking Garage	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Garage	Closed
3	The parking or storage garage is used to keep vehicles that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Vehicle bearing Provincial marker BAXW 912)	Parking Garage	Closed
4	The plumbing system is not kept free from leaks or defects. (Namely: Drain located in ceiling not free from leaks)	Parking Garage	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 128153 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-12	14-MAY-12	6-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walls not maintained free of damage. (Namely: Damaged corner bead near apt# 311)	3rd Floor	Closed
2	Interior door and frame is not maintained in good repair. (Namely: Rust perforation located on door frame)	Basement	Closed
3	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Closed
4	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
5	The electrical connections are not maintained in a safe and complete condition. (Namely: Electrical connection in ceiling missing junction cover)	Compactor Room	Closed
6	The plumbing system is not kept free from leaks or defects. (namely: Floor drain backup located in compactor room)	Compactor Room	Closed
7	The property is not maintained clean in accordance with the standards. (Namely: Improper storage of unused batteries)	Ground Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Wall perforation located in electrical room)	Ground Floor	Closed
9	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Mechanical Pump Room	Closed
10	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	Closed
11	Exterior door not in good repair. (Namely: Door unable to close)	Roof Of Building	Closed
12	Ventilation system or unit not regularly cleaned. (Namely: Ventilation covers require cleaning)	Throughout Building	Closed
13	The property is not kept clean in accordance with the standards. (Specifically: Electrical closets require cleaning)	Throughout Building	Closed
14	Floor covering not kept free from stains. (Namely: Carpet stains located throughout corridors)	Throughout Building	Closed
15	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Suite doors and jams throughout common area which require restoration - repair as required)	Throughout Building	Closed
16	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout common corridors creating trip hazard)	Throughout Building	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**