

**MLS Building Audit Program - Details**

**Property Address : 2 VERMONT AVE**

Legal Description: PLAN 745 PT LOT A NOW 64R17021 PART 1,2

Roll No. : 1904051480043000000

Building : **2 VERMONT AVE**

**Report Date : January 18, 2019**

**Building Audit Date : January 23, 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 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	12 113609 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-12	31-MAR-15	93.02%
2	Property Standards	12 113579 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-12	31-MAR-15	14.29%
3	Waste	12 113578 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	3-Feb-12	02-JUL-14	N/A**

**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	12 113579 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-12	31-MAR-15	12-Aug-15

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **24**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely Guard missing in section.	East	Open
2	Exterior door not maintained weather-tight. Namely: Paint on doors is chipped, cracked and peeling.	Exterior	Open
3	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior	Open
4	Exterior door is not maintained in good repair. Namely: Cracked glass pane.	Exterior	Open
5	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the Electronic Cables, TV, Telephone... not secured.	Exterior Of Building	Open
6	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 Of Building	Open
7	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 Of Building	Open
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Open
9	The roof or one of its components is not weather tight. Namely: Facia boards and Soffit boards are rotted.	Exterior Of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: The paint on exterior wood surfaces is cracked, chipped peeling, missing in sections.	Exterior Of Building	Open
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Open
12	Openings in exterior wall not protected with suitable materials Namely: No vent cover.	North	Open
13	Window well(s) are not protected so as to afford safe passage. No cover on window well.	North	Open
14	The fire escape and/or the supporting structural member(s) is not maintained in good repair.	North	Open
15	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Foliage growing from chimney.	Roof Of Building	Closed
16	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Chimney bricks are cracked and spalling.	Roof Of Building	Open
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South West	Open
18	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.	South West	Open
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	South West	Open
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	South West	Open
21	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.	South West	Open
22	Openings in exterior wall not protected with suitable materials. Namely: No cover on vent.	West	Open
23	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical fixture without light bulb, no cover on electrical fixture.	West Side of Building	Open
24	Exterior door not maintained weather-tight. Namely: Door frame and door are rusted.	West Side of Building	Open

25	The exterior walls and their components are not being maintained in good repair. Namely: Wall bricks are spalling.	West Side of Building	Closed
26	Exterior garbage containment area not screened.	Yard	Open
27	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: The fence is leaning, damaged...	Yard	Open
28	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 113609 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-12	31-MAR-15	13-Aug-15

No. of defects contained within the Order : **43**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Handrails on one side of stair or ramp less than 1,100mm in width is damaged.	1st Floor	Closed
3	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.	2nd Floor	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	2nd Floor	Closed
5	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.	2nd Floor	Closed
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	2nd Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door handle is missing>	2nd Floor	Closed
8	Exterior window or skylight not maintained in good repair. Namely: Paint is chipped, cracked and peeling.	2nd Floor	Closed
9	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.	3rd Floor	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	3rd Floor	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	3rd Floor	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely: Junction boxes no cover.	Basement	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.	Basement	Closed
14	Repair(s) does not reasonably match existing wall(s)	Basement	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Basement	Closed
17	The property is not maintained and/or kept clean in accordance with the standards. Namely: Area to be organized and cleaned up.	Basement	Closed
18	The property is not maintained and/or kept clean in accordance with the standards. Namely: Used as storage room, wooden bed frame, windows.	Basement	Closed
19	The property is not maintained and/or kept clean in accordance with the standards. Namely: Area to be cleaned up.	Basement	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: No cover on sump pump.	Basement	Closed
21	The electrical receptacle are not maintained in a safe and complete condition. Namely: No cover on junction box.	Basement	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door handle not secure.	Basement	Closed
23	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
24	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.	Basement	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
30	Handrails on one side of stair or ramp less than 1,100mm in width not provided	East	Open
31	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Damaged floor tiles.	Entranceway	Closed
33	Communication system identifies the tenant by unit number.	Lobby	Closed
34	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
35	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	Open
36	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
37	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. Namely: Sections of stairwell, corridors illumination is less than 50 lux.	Stairway	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
39	Wall(s) not maintained clean.	Throughout Building	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint is chipped and cracked on floor baseboards.	Throughout Building	Closed
41	Repair(s) does not reasonably match existing wall(s)	Throughout Building	Closed
42	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint is chipped cracked on doors and door frames.	Throughout Building	Closed
43	Floor and/or floor covering not kept in a clean and sanitary condition	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.**