

MLS Building Audit Program - Details

Property Address : 30 COVINGTON RD

Legal Description: PLAN 3826 S BLK F

Roll No. : 1908043360018000000

Building : **30 COVINGTON RD**

Report Date : January 11, 2019

Building Audit Date : March 13, 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 11, 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	13 133307 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	22-DEC-14	100.00%
2	Property Standards	13 133309 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	25-MAY-15	100.00%
4	Waste	13 133305 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Mar-13	24-APR-13	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
1	Property Standards	13 133307 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	22-DEC-14	26-Jan-15

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair: Namely, the sign is leaning, damaged and torn information.	East Side of Property	Closed
2	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Exterior bricks are missing in sections.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	Exterior Of Building	Closed
5	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 Of Building	Closed
6	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Damaged bricks at roof top.	North East	Closed
7	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	North Side of Building	Closed
8	An exterior door has a defective locking mechanism. Namely: Door knob is nor secure.	North Side of Building	Closed
9	Equipment/attachment appurtenant to the building is not being maintained in good repair: Namely, the awning, metal screen is showing rust.	North Side of Building	Closed
10	Exterior door not maintained weather-tight. Namely: Door does not fit in frame.	North Side of Building	Closed
11	The roof or one of its components is not weather tight. Namely: Section of Facia Board is missing.	North West	Closed
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Short wrought iron fence is showing rust.	Yard Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 133309 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	25-MAY-15	30-May-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not a good fit in its frame. Namely: The door is not closing, fitting into frame.	2nd Floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Plaster walls are damaged inside the roof hatch access.	4th Floor	Closed
3	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Door self closer is not operational.	4th Floor	Closed
4	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
5	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
7	Wall(s) not maintained free of cracks, damaged and deteriorated materials.	Basement	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
11	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
12	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
13	Immediate action has not been taken to eliminate an unsafe condition.	Basement	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
17	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. Namely: No guard on exit stairs from boiler room to hall or exterior.	Basement	Closed
18	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
19	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Floor tiles are cracked, damaged, missing in sections.	Basement	Closed
20	Immediate action has not been taken to eliminate an unsafe condition. Namely: Electrical Room used as a storage room.	Basement	Closed
21	The (stairs, treads, risers, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Stair bullnose is damaged in sections, paint is chipped and cracked.	East, West	Closed
22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
23	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
24	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
25	Exterior door has defective hardware. Namely: The front door locking mechanism hardware is defective.	South	Closed
26	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	Throughout Building	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint and plaster are cracked, chipped and peeling.	Throughout Building	Closed

28	Extension cords or other extensions are used as a permanent wiring system. Namely: Light bulbs, fixtures are not not connected with permanent wiring.	Throughout Building	Closed
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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.**