

MLS Building Audit Program - Details

Property Address : 310 NISKA RD

Legal Description: PLAN M1004 PT BLK D RP R3385 PART 2

Roll No. : 1908013121021000000

Building : **310 NISKA RD**

Report Date : **January 18, 2019**

Building Audit Date : **February 22, 2010**

**** 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	10 124290 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-10	15-APR-10	100.00%
2	Property Standards	10 126417 PRS 00 IV	REPORT ORDERS- Satellite dishes	Closed	16-Mar-10	15-APR-10	0.00%
3	Property Standards	10 126442 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Mar-10	15-APR-10	100.00%
4	Property Standards	10 126446 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-10	15-APR-10	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	10 126417 PRS 00 IV	REPORT ORDERS- Satellite dishes	Closed	16-Mar-10	15-APR-10	9-Apr-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 124290 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-10	15-APR-10	7-Apr-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	East Side of Property	Closed
2	The exterior walls and their components are not being maintained in good repair. (Specifically: Exterior walls to parking garage, paint missing, cement delimitating)	Garage	Closed
3	Exterior steps, not maintained. (Namely but not limited to: Underside of steps cement delimitating, exposed rebar)	Garage	Closed
4	Exterior landing not maintained. (Namely but not limited to: Underside of landing cement delimitating and exposed rebar)	Garage	Closed
5	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. (Namely but not limited to: Extensive cracking with holes and ruts in pavement all throughout)	Throughout Lot	Closed
6	The exterior surface of the building shall be maintained free of graffiti and painted slogans. (Namely but not limited to: Exterior stairwells and building face throughout)	Throughout Property	Closed
7	The exterior stairways are not maintained in a clean and sanitary condition. (Namely but not limited to: Accumulation of debris in stairwells)	Throughout Property	Closed
8	The yard and other parts of property are not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and other debris. (Namely but not limited to: Unused vehicles parked throughout parking lot, debris located along fence line, debris located throughout property)	Throughout Property	Closed
9	The tree, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. (Namely: Dead tree(s) located near west end of property)	Throughout Property	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West Side of Building	Closed
11	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Unfinished/unprotected electrical connections)	West Side of Building	Closed

12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely: Cracked and peeling paint)	West Side of Building	Closed
13	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. (Namely but not limited to: Eroded patches of soil located near west side of property)	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 126442 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Mar-10	15-APR-10	9-Apr-10

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair. (Namely: Black and white wall paint peeling or cracking throughout, repair as required)	Underground Parking Area	Closed
2	Exterior door has deteriorated/ineffective weather-proofing. (Namely: Missing or damaged door sweeps)	Underground Parking Area	Closed
3	Ventilation system or unit not kept in good repair and maintained in good working condition. (Namely but not limited to: Damaged and dirty vent grills)	Underground Parking Area	Closed
4	The property is not maintained and kept clean in accordance with the standards.	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Missing cover plates on electrical junction boxes)	Underground Parking Area	Closed
6	The parking garage is used to keep junk or rubbish. (Namely but not limited to: Storage and retention of materials such as wood, and other unused materials that are not related to the intended use of the parking garage)	Underground Parking Area	Closed
7	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Unusable vehicles throughout)	Underground Parking Area	Closed
8	The parking or storage garage columns painted surface is not maintained in a state of good repair. (Namely: Cracking and peeling white and black paint, repair as required)	Underground Parking Area	Closed
9	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Closed
11	The plumbing system is not kept free from leaks or defects. (Namely: Ceiling drain elbow leaking)	Underground Parking Area	Closed
12	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
13	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 126446 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-10	15-APR-10	9-Apr-10

No. of defects contained within the Order : **59**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
2	The electrical receptacle are not maintained in good working order. (Namely: Loose duplex cover)	1st Floor	Closed
3	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. (Specific to: Rubber mat presents trip hazard)	1st Floor	Closed
5	The supplied facility in or on the property is not maintained so that it will function safely and effectively. (Namely: Improper storage of materials not applicable for intended use of Sauna Rooms)	1st Floor	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
7	Ceilings constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Perforations located throughout boiler room)	Basement	Closed
8	Exterior door has deteriorated/ineffective weather-proofing.	Basement	Closed
9	The property is not kept clean in accordance with the standards. (Namely: Improperly stored material)	Basement	Closed
10	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
11	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
12	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent cover)	Basement	Closed
13	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent cover)	Basement	Closed
14	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent covers)	Basement	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
16	Lighting in a service hallway is provided at less than 50 lux.	Basement	Closed
17	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
18	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
19	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
20	The property is not kept clean in accordance with the standards. (Namely but not limited to: Cleaning required for supplied laundry equipment, accumulation of lint and dust behind equipment)	Basement	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
22	Walls constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Wall perforations)	Basement	Closed
23	Walls constructed for the purpose of separation is not maintained in a good state of repair. (Namely but not limited to: Wall perforations throughout locker rooms)	Basement	Closed
24	Walls constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Perforation in wall)	Basement	Closed
25	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Damaged and cracked walls and wall paint. Damaged or missing baseboards)	Basement	Closed
26	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. (Namely: Floor drain cover missing)	Basement	Closed
27	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of material)	Basement	Closed

28	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of material)	Basement	Closed
29	The floor surface cover and finish is not maintained. (Namely: Paint finish not free from defect)	Basement	Closed
30	The floor surface finish is not maintained. (Namely: Defective paint finish)	Basement	Closed
31	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Defective paint)	Basement	Closed
32	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Defective or damaged wall finish)	Basement	Closed
33	Previously finished surfaces have marks, and/or stains. (Namely but not limited to: Stained or damaged ceiling tiles)	Basement	Closed
34	Ceilings constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforations)	Basement	Closed
35	Interior locker room doors, frames, and/or hardware not maintained in good repair. (Namely but not limited to: locker room doors that are broken or that no longer fit flush into frames)	Basement	Closed
36	The electrical connections are not maintained in a safe and complete condition. (Namely: Cover plate missing)	Basement	Closed
37	Previously finished walls in the public area of the property is not maintained in good repair. (Namely but not limited to: Missing or damaged wall tiles, and/or damaged paint)	Garbage Room	Closed
38	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Light fixture)	Garbage Room	Closed
39	Floor not kept in a clean and sanitary condition	Garbage Room	Closed
40	Garbage disposal room is not maintained in a clean and odour free condition.	Garbage Room	Closed
41	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent covers)	Garbage Room	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
43	Ceiling not maintained clean.	Garbage Room	Closed
44	Floor not kept in a clean and sanitary condition	Garbage Room	Closed
45	Walls not maintained clean.	Garbage Room	Closed
46	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Closed
47	Interior lighting fixtures or lamps are not maintained. (Lights burnt out)	Roof Of Building	Closed
48	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
49	The electrical connections are not maintained in a safe and complete condition. (Namely: panel doors missing from elevator switch cabinet)	Roof Of Building	Closed
50	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs.	Throughout Building	Substantially Co
51	Floors not kept in a clean and sanitary condition.	Throughout Building	Closed
52	Interior doors not maintained in good repair. (Namely: Finished surface on various suite doors throughout not maintained in good repair or not free of defacement and/or markings)	Throughout Building	Closed
53	Floor and/or floor covering not kept free from stains. (Namely but not limited to: 7th floor carpet stained)	Throughout Building	Closed
54	Adequate ventilation has not been provided. (Namely: Low ventilation output)	Throughout Building	Closed
55	Previously finished surfaces have marks, and stains. (Namely but not limited to: Ceiling tiles that are stained or marked throughout)	Throughout Building	Closed
56	Floor covering not kept in a clean and sanitary condition. (Namely: Unkept and dirty carpeting throughout corridors)	Throughout Building	Closed
57	Immediate action has not been taken to eliminate an unsafe conditions. (Namely: Door mats present throughout)	Throughout Building	Closed
58	Previously finished walls have marks, stains, graffiti, and/or other defacements. (Namely but not limited to: 6th floor)	Throughout Building	Closed
59	Walls not maintained free of cracks. (Namely but not limited to: Near 1006, 8th Floor, near 709, 5th Floor)	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.**