

## MLS Building Audit Program - Details

**Property Address :** 320 SEATON ST

Legal Description: PLAN D11 LOT 13 TO LOT 18

Roll No. : 1904074110021000000

Building : 320 SEATON ST

**Report Date :** January 18, 2019

**Building Audit Date :** September 29, 2016

\*\* 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	16 231217 PRS 00 IV		Order Issued	13-Oct-16	13-OCT-17	75.00%
2	Property Standards	16 231260 PRS 00 IV		Closed	13-Oct-16	14-NOV-16	100.00%
3	Property Standards	16 231263 PRS 00 IV		Closed	13-Oct-16	12-MAY-17	100.00%
4	Waste	16 230924 WST 00 IV		Closed	30-Sep-16	03-OCT-16	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	16 231217 PRS 00 IV		Order Issued	13-Oct-16	13-OCT-17	27-Dec-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: refinishing of rails.	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely but not limited to : missing mortar by main and rear entrance.	Exterior Of Building	Open
3	The plumbing drain pipe(s)) is not maintained in good working order. Namely: damaged down spout.	Exterior Of Building	Closed
4	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: exposed rebar on noising of stairwell on west side of building.	Exterior Of Building	Closed
5	The grass is not being maintained in a living condition. Namely but not limited to: exterior yards.	Exterior Of Building	Closed
6	Exterior yard surface and/or similar areas not maintained. Namely but not limited to: overgrowth at rear of building in sand/playground.	Exterior Of Building	Closed
7	The tree, plant, limb or branch, 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 but not limited to: pruning and maintenance of trees in east yard.	Exterior Of Building	Closed
8	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: spalling break on chimney.	Roof Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 231260 PRS 00 IV		Closed	13-Oct-16	14-NOV-16	21-Apr-17

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. Namely: missing drain cover.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean storage, garbage, debris by boiler.	Boiler Room	Closed
3	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely but not limited to: balcony enclosure on west side of building.	Exterior	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: replace rail of stairs by recycle bins.	Exterior Of Building	Closed
5	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: loose fence on west side of building.	Exterior Of Building	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: leaves, dirty, garbage and debris on exterior canopy over main entrance.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: missing vent cover.	Exterior Of Building	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: loose cage of light.	Garbage Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: debris on floor to be removed.	Garbage Room	Closed
10	Door hardware/devices are not maintained in good repair. Namely: doorknob to be fixed.	Janitor Room	Closed
11	The electrical fixtures are not maintained in good working order. Namely: secure junction plate.	Janitor Room	Closed
12	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely but not limited to: cleaning behind machines and radiator.	Laundry Room	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: clean storage in pathway.	Locker Room	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: cleaning of floors in elevator room/roof service stairwell.	Roof Of Building	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namey: door handle to be replaced.	Roof Of Building	Closed
16	The surface of a window is not kept reasonably clean. Namely but not limited to: stairwell window panels to be cleaned.	Stairway	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: bicycle in 6th floor stairwell landing.	Stairway	Closed
18	The ventilation system or unit is not regularly cleaned. Namely but not limited to: ventlation units to be cleaned.	Throughout Building	Closed
19	The property is not being kept free of rodents, vermin, insects or other pests. Namely but not limited to: cockroachs.	Throughout Building	Closed
20	The floor drain is not maintained in good repair. Namely: missing drain cover.	Water Pump Room	Closed
21	The electrical fixtures are not maintained in a safe and complete condition.	Water Pump Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 231263 PRS 00 IV		Closed	13-Oct-16	12-MAY-17	9-May-18

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: refinishing of westside exit door.	1st Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: refinishing of floor by unit 104.	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: refinishing of unit 403 door.	4th Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: refinishing of flooring in basement.	Basement	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover plate above firehose.	Basement	Closed
6	The heating system or unit is not in good repair and maintained in good working condition. Namely: deterioration of installation around heating supply pipe.	Boiler Room	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling above telecommunication area.	Boiler Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: holes/refinishing of ceiling.	Boiler Room	Closed
9	The floor drain is not maintained in good repair. Namely: missing sump pump cover.	Boiler Room	Closed
10	Lighting in a storage room is provided at less than 50 lux. Namely: Boiler Storgae Room lighting level below code.	Boiler Room	Closed
11	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: loose handrail.	Boiler Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely: Bell panel wires to be cleaned/maintained.	Boiler Room	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: refinishing around deteriorating window.	Boiler Room	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: electrical closet to be cleaned.	Electrical Closet	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in cynderblock wall adjacent to elevator room.	Elevator Room	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: door to be refinshed.	Elevator/ Roof Room	Closed
17	Wall(s) not maintained clean. Namely but not limited to: refinishing of walls to be painted.	Elevator/Roof Room	Closed
18	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely: garbage shoot down spout carasoul broken.	Garbage Room	Closed
19	Garbage disposal room is not maintained in a clean and odour free condition.	Garbage Room	Closed
20	Garbage storage area is not maintained in a clean and odour free condition. Namely but not limited to: cleaning of walls, ceiling, floor, door.	Garbage Room	Closed
21	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Janitor Room	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Janitor Room	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: storage and debris to be removed from laundry room bathroom.	Laundry Room	Closed
24	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
25	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed

26	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
27	Lighting in a storage room is provided at less than 50 lux. Namely: lighting levels below code.	Locker Rooms	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cleaning of locker rooms throughout as required.	Locker Rooms	Closed
29	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: painting of stairway flooring.	Stairway	Closed
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: refinishing of doorframes throughout.	Throughout Building	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: refinishing of window panels.	Throughout Building	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers throughout.	Throughout Building	Closed
33	Dwelling unit window that is capable of being opened has no screen. Missing window screens throughout stairwells as required.	Throughout Building	Closed
34	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: paint pops/plaster cracks throughout.	Throughout Building	Closed
35	The plumbing system is not kept in good working order. Namely: pipe installation.	Water Pump Room	Closed
36	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: cracked tarrazzo on bottom stair beside water pump room.	Water Pump Room	Closed
37	Door hardware/devices are not maintained in good repair. Namely: door to be repaired.	Water Pump Room	Closed
38	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: nule post missing cap.	West Stairway	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.**