

MLS Building Audit Program - Details

Property Address : 330 AVENUE RD

Legal Description: PLAN M493 LOT 18 PT LOT 19

Roll No. : 1904054210016000000

Building : 330 AVENUE RD

Report Date : January 17, 2020

Building Audit Date : May 15, 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 173555 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-May-12	22-OCT-14	100.00%
2	Property Standards	12 179027 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-May-12	22-OCT-14	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 173555 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-May-12	22-OCT-14	17-Nov-14

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely remove all lose wires and secure all cable boxes.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on exterior surface.	Exterior Of Building	Closed
3	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres to include installtion of window air conditioner units	Exterior Of Building	Closed
4	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
5	Exterior landing not maintained.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely loose brick	Exterior Of Building	Closed
8	Exterior window not maintained weather-tight. Namely repair all damaged window sills.	Exterior Of Building	Closed
9	The transparent surface is not kept reasonably clean. Namely clean all windows	Exterior Of Building	Closed
10	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely remove all debris discarded items.	Exterior Of Building	Closed
11	The storm drain is not being maintained free from defect and/or obstructions. Namely secure drain cover	Exterior Of Building	Closed
12	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed
13	Driveway(s) and/or similar areas not maintained. Namely cracks, ruts and potholes	Exterior Of Building	Closed
14	Exterior steps not maintained. Namely concrete deterioration on steps to exterior storage area.	Exterior Of Building	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 179027 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-May-12	22-OCT-14	3-Oct-14

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 1st floor wall. Deteriorated paint finish on wall.	1st Floor	Closed
2	Ceiling/Walls not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Office Hydro Meter Room. Repair holes in ceiling. Remove loose wires. Repair paint peeling on wall. Floor needs refinishing. Clean and clear all debris.	1st Floor	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 1st floor hallway. Repair chair rail on wall where damaged.	1st Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 2nd floor. East side door is not closing properly. Repairs required.	2nd Floor	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely: 3rd Floor. A light bulb is out.	3rd Floor	Closed
6	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
7	The lighting fixture is not maintained in a clean condition. Namely: Hallway light fixtures. Clean lens covers from dust accumulation.	Hall	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair damaged ceiling in the laundry room washroom.	Laundry Area	Closed
9	The plumbing system is not kept free from leaks or defects. Namely: Laundry Room Washroom. Repair water closet and make functional. Replace missing lens cover for light fixture.	Laundry Area	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Repair holes in wall and replace missing cover plates.	Laundry Room	Closed
11	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
12	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
13	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
14	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Lobby Area.	Lobby	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Lobby Area. Provide a cover for the water shut off valve on the floor.	Lobby	Closed
17	The plumbing system is not kept free from leaks or defects. Namely: Roof. Ventilation stacks for apartment bathrooms are corroded and deteriorated. Vent caps are missing.	Roof Of Building	Substantially Co
18	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: Stairway roof access hatch.	Stairway	Closed
19	The electrical fixtures are not maintained in a safe and complete condition. Namely: Stairway. Cover plate is missing on the smoke detector.	Stairway	Closed
20	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.	Stairway	Closed
21	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
22	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Storage Area under the stairs. Hole in the floor. Provide a access cover or gate.	Storage Room	Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Throughout building. All floor mats are required to be removed from the hallway.	Throughout Building	Closed

25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Throughout building. Repair all interior exit doors that are not functioning properly.	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.**