

MLS Building Audit Program - Details

Property Address : 330 HOPEWELL AVE

Legal Description: PLAN 1499 LOTS 153 & 154 PLAN 1493 LOTS 33 & 34

Roll No. : 1914032130002000000

Building : 330 HOPEWELL AVE

Report Date : January 18, 2019

Building Audit Date : October 21, 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 241784 PRS 00 IV		Closed	27-Oct-16	24-FEB-17	100.00%
2	Property Standards	16 241869 PRS 00 IV		Closed	27-Oct-16	24-FEB-17	75.00%

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	16 241869 PRS 00 IV		Closed	27-Oct-16	24-FEB-17	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The balcony guards with rust must be repainted to match original finish.	Balcony Guards	Closed
2	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 being maintained free from defects and/or hazards. NAMELY: The 5 Satellites shown in the attached picture must be secured properly and in a professional work like manner.	Balcony Guards as shown in picture	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: Paint peeling from the underside of the balcony slabs must be repaired.	Bottom of Balcony slabs	Closed
4	The walls in the parking or storage garage are not impervious to water. NAMELY: Three spots showing water damage in the carport area. Must be repaired and refinished.	Parking Carport	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 241784 PRS 00 IV		Closed	27-Oct-16	24-FEB-17	

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition NAMELY: Carpet on the second floor near apartment 207 is stained and needs to be cleaned/replaced.	2nd Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. NAMELY: The electrical closet on the 6th floor must have the holes in the floor filled to prevent fire spread.	6th Floor Electrical Room	Closed
3	Lighting in a service room is provided at less than 200 lux. NAMELY: The light level in the Boiler Room are too low. Must be raised to meet compliance.	Boiler Room	Closed
4	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. NAMELY: Electrical room light levels are lower than required. Must me raised to meet compliance.	Electrical Room	Closed
5	The electrical connections are not maintained in a safe and complete condition. NAMELY: Electrical box requires a protective cover.	Electrical Room	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: Light fixture in electrical room requires a protective cover	Electrical Room	Closed
7	Interior lighting fixtures or lamps are not maintained. NAMLEY: Both light ballasts in the elevator room must be repaired to operate as well as protected with fixture cover.	Elevator Room	Closed
8	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. NAMELY: Light levels are below 50 lux in the hallways on each floor.	Every Floor Hallway	Closed
9	Lighting in a service room is provided at less than 200 lux. NAMELY: Light level in the main electrical room need to be raised significantly to meet complaince.	Main Electrical Room	Closed
10	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. NAMELY: The three holes in the ceiling must be filled to prevent fire spread.	Main Electrical Room	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.**