

MLS Building Audit Program - Details

Property Address : 33 DAVISVILLE AVE

Legal Description: PLAN 284 PT LOTS 21 24 & 25 PLAN 799 LOTS 1 & 2 54 & 55 F

Roll No. : 1904103070008000000

Building : **33 DAVISVILLE AVE**

Report Date : January 17, 2020

Building Audit Date : May 29, 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 184829 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Jun-12	04-OCT-12	100.00%
2	Property Standards	12 184835 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jun-12	04-OCT-12	100.00%
3	Property Standards	12 184415 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-12	05-DEC-12	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 184829 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Jun-12	04-OCT-12	6-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	The electrical connections are not maintained in good working order, namely : Open ended electrical wires	Mechanical Room	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plates and open panel boxes	Mechanical Room	Closed
4	The property is not maintained and/or kept clean in accordance with the standards.	Mechanical Room	Closed
5	The property has not been repaired in accordance with the standards, Namely : Ledge beam beside spot # 141	Underground Parking 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	12 184835 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jun-12	04-OCT-12	6-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair, namely : Peeling / deteriorated paint	2nd Floor	Closed
2	Corridor serving residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
3	Exterior garbage containment area not screened.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair.	Fire Escape	Closed
5	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.	Fire Escape	Closed
6	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Fire Escape	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Fire Escape	Closed
8	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	North	Closed
9	The exterior walls and their components are not being maintained in good repair, namely : Hole/damaged area	North	Closed
10	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Ramp	Closed
11	The electrical connections are not maintained in good working order, namely : Missing cover plate	Side Yard	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 184415 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-12	05-DEC-12	6-Dec-12

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system. Namely: 1st floor office. Remove extension cords used for permanant wiring.	1st Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely: Repair open seam on carpet near unit 405.	4th Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Near unit 1515. Hallway exit door is not closing or latching properly.	15th Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 19th floor electrical room. Repair broken concrete curbs on floor.	19th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 20th floor. Broken mirror near elevator.	20th Floor	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Basement	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Basement	Closed
8	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.	Basement	Closed
9	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: Electrical Room.	Basement	Closed
10	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Basement	Closed
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Electrical Room stair guards and landing guards.	Basement	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Basement B3 Storage room 9. Remove wood frame members attached to the floor with nails protruding. Also remove chicken wire for cages.	Basement	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Basement Storage room 8. Provide shelving for archive files and paper. Tidy the room.	Basement	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Storage Rooms 1 and 2. Remove debris and discarded materials. Provide shelving where required. Tidy the room.	Basement	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical Room. Replace missing cover plate on electrical fixture.	Basement	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition. . Basement B2. Storage Room for Superintendant. Clean and clear all debris and discarded materials.	Basement	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely: Superintendants Office. Replace missing cover plate on ceiling. Remove storage room sign.	Basement	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely: B2 Storage Room. Replace missing cover plate. Repair hanging light bulb. Clear aisleway of discarded materials.	Basement	Closed
19	The electrical fixtures are not maintained in a safe and complete condition. Namely: Storage Room 12. Repair hanging light fixture. Clean and clear debris. Tidy room.	Basement	Closed
20	Lighting in a service room is provided at less than 200 lux. Namely; Sprinkler Room. Upgrade lighting to 200 lux at floor level.	Basement	Closed
21	Lighting in a service room is provided at less than 200 lux. Namely: Pump service room. Upgrade lighting to 200lux at floor level. Replace missing cover plate on ceiling or remove electrical box with open end wires from the ceiling. Also Mechanical Room on B1, upgrade lighting to 200 Lux. Remove open end electrical wire.	Basement	Closed
22	Lighting in a storage room is provided at less than 50 lux. Namely: Basement . Shut off Valve Room. Upgrade lighting to 50 lux. Remove discarded A/C unit from floor.	Basement	Closed

23	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Basement B3. corridor to garage requires lighting at 50 Lux.	Basement	Closed
24	Lighting in a service room is provided at less than 200 lux. Namely: Compactor room. Upgrade lighting.	Compactor Room	Closed
25	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
26	Lighting in a laundry room is provided at less than 200 lux. Namely: Upgrade lighting in laundry room. Replace missing lens cover. Replace burnt out light bulbs.	Laundry Room	Closed
27	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting to stairway to elevator room to 50 Lux.	Roof Of Building	Closed
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Elevator Room. Replace all instrument panel doors after servicing.	Roof Of Building	Closed
29	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Repair catwalk guard on the roof.	Roof Of Building	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Elevator room. Open Duct missing ventilation cover.	Roof Of Building	Closed
31	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: Service stairway to elevator room.	Roof Of Building	Closed
32	The electrical connections are not maintained in a safe and complete condition. Namely: Elevator Room. Replace missing electrical cover plate.	Roof Of Building	Closed
33	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Stairway. All new handrails and guards. Remove sharp edges, paint and make safe.	Stairway	Closed
34	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely: 7th and 6th floor stairway. Repair broken concrete on stair nosings.	Stairway	Closed
35	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting in stairway.	Stairway	Closed
36	Floor and/or floor covering not kept in a clean and sanitary condition. Throughout building. All Storage Rooms. Clean and clear all debris and discarded materials and tidy rooms.	Throughout Building	Closed
37	The electrical fixtures are not maintained in a safe and complete condition. namely: Bell Room. Exposed electrical wires, due to light fixture hanging from ceiling. Repairs are required. Remove all loose and hanging wires. Clean debris from floor.		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.**