

**MLS Building Audit Program - Details**

**Property Address : 34 HEYDON PARK RD**

Legal Description: PLAN D1433 PT BLK A PT LOT 30

Roll No. : 1904043300034000000

Building : **34 HEYDON PARK RD**

**Report Date : January 18, 2019**

**Building Audit Date : August 14, 2015**

**\*\* 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	15 221704 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-15	17-DEC-15	100.00%
2	Property Standards	15 221713 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-15	17-DEC-15	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	15 221704 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-15	17-DEC-15	15-Dec-17

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	East Side	Closed
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	North Side	Closed
3	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: Glass pane is cracked.	North Side	Closed
4	Handrails on one side of stair or ramp less than 1,100mm in width not provided	North Side	Closed
5	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Namely: The guard on top of the retaining wall is missing. The guard should be 1070 millimetres high.	North Side	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North Side	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Bricks are spalling on various locations.	North Wall	Closed
8	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Bricks are spalling.	Roof Top	Closed
9	The exterior door is not capable of being locked or otherwise secured from inside the building.	Roof Top	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: Volume of branches, waste and litter.	South Side	Closed
11	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Tudor style wood trim is not secure.	South Side	Closed
12	Exterior walkway not maintained. Namely: Interlocking stones and side 6X6 timbers are not maintained.	South Side	Closed
13	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	South Side	Closed
14	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	South Side	Closed
15	The roof or one of its components is not weather tight. Namely: Soffit is damaged at Main Entrance on East wing of the building.	South Side	Closed
16	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: The handrails are not secure, and creating a hazard with locked bicycles attached to them.	South Side	Closed
17	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: Beer bottles, old table, umbrellas.	West Side	Closed
18	The electrical fixtures are not maintained in good working order. Namely: Light fixtures are not maintained.	West Side	Closed
19	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: The fence gate is not maintained.	West Side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 221713 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-15	17-DEC-15	15-Dec-17

No. of defects contained within the Order : **69**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on one side of stair or ramp less than 1,100mm in width not provided	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	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.	1st Floor	Closed
5	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
6	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
7	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
8	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
9	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Closed
10	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	1st Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
14	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Ceiling Tiles are damaged, missing.	1st Floor	Closed
15	Interior door is not a good fit in its frame.	1st Floor	Closed
16	Adequate electrical outlets have not been installed. Namely: Washing machines not connected to GFI outlets.	1st Floor	Closed
17	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
18	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Floor	Closed
20	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
21	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
22	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
23	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	1st Floor	Closed
24	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
25	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
26	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
27	Interior lighting fixtures or lamps are not maintained. Namely: EXIT sign is not secure.	2nd Floor	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are cracked and damaged.	2nd Floor	Closed
29	Ceiling not maintained free cracks, damaged and deteriorated materials. Namely: Water stains.	3rd Floor	Closed

30	The electrical connections are not maintained in a safe and complete condition.	3rd Floor	Closed
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	3rd Floor	Closed
32	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	3rd Floor	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Crackes in wall.	3rd Floor	Closed
34	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Baseboards are not secured and or maintained.	Floors	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition	Floors	Closed
36	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.	Hallways	Closed
37	The electrical connections are not maintained in a safe and complete condition.	Hallways Stairways	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Closed
39	Ceiling not maintained free of cracks, damaged and deteriorated materials.	Lobby	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
41	Interior lighting fixtures or lamps are not maintained.	Lobby	Closed
42	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Lobby	Closed
43	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Lobby	Closed
44	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Lobby	Closed
45	Interior door(s), frames(s), and/or hardware not maintained in good repair.	Lobby	Closed
46	Wall(s) not maintained free cracks, damaged and deteriorated materials.	Lobby	Closed
47	Wall(s) not maintained free of cracks, damaged and deteriorated materials.	Lobby	Closed
48	Communication system identifies the tenant by unit number.	Lobby	Closed
49	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
50	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
51	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
52	The electrical connections are not maintained in good working order. Namely: Electrical outlet wires are taped up.	Lobby	Closed
53	The electrical connections are not maintained in a safe and complete condition. Namely: Live electrical wires not secured.	Lobby	Closed
54	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Lobby	Closed
55	The surface of a window is not kept reasonably clean	Lobby	Closed
56	Exterior door, is maintained in good repair. Namely: Paint is chipped cracked and peeling. Bottom panael is not secure, Side glass pane is cracked.	Main Entrance	Closed
57	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: The stairs are not secure, risers are not according to Ontario Building Code	Middle Staircase	Closed
58	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Middle Stairway	Closed
59	Exterior window(s) with broken/cracked glass.	Middle Stairway	Closed
60	The property is not maintained and/or kept clean in accordance with the standards. Namely: The landings are used as storage places.	Middle Stairway	Closed
61	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Middle Stairway	Closed
62	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Middle Stairway	Closed
63	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Middle Stairway	Closed
64	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Middle Stairway	Closed
65	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Walls are not maintained, corners are damaged,	Middle Stairway	Closed

66	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
67	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
68	Interior door(s), frames(s), are not maintained in good repair. Namely: Paint on doors is chipped, cracked, peeling and is stained.	Unit Doors	Closed
69	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	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.**