

MLS Building Audit Program - Details

Property Address : 359 DAVENPORT RD

Legal Description: PLAN M6 PT LOT 225 RP 66R25808 PART 1

Roll No. : 1904052450029500000

Building : **359 DAVENPORT RD**

Report Date : January 18, 2019

Building Audit Date : October 23, 2013

**** 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	13 256007 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Oct-13	02-DEC-15	100.00%
2	Property Standards	13 256977 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Nov-13	02-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
2	Property Standards	13 256977 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Nov-13	02-DEC-15	

No. of defects contained within the Order : **17**

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 is not maintained in good repair. Namely missing stucco and vents needed.	Exterior Of Building	Closed
2	Exterior window or skylight not maintained in good repair. Namely damage window sills.	Exterior Of Building	Closed
3	The required guard has members, attachments or openings that will facilitate climbing.	Exterior Of Building	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Exterior Of Building	Closed
5	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing, damaged pickets and wood in poor condition.	Exterior Of Building	Closed
6	Exterior walkway not maintained. Namely walkway cracked and damaged.	Exterior Of Building	Closed
7	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
8	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
9	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Closed
10	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. Namely missing or damaged screens.	Exterior Of Building	Closed
11	Exterior window or skylight not maintained in good repair. Namely damaged window sills exposed rebar.	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained in a weather tight condition. Namely missing mortar joints, and cracks in walls.	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint handrails and guards.	Exterior Of Building	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely hanging wiring.	Exterior Of Building	Closed
15	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces. Namely missing section of down pipe.	Exterior Of Building	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing drain cover.	Exterior Of Building	Closed
17	Exterior window(s) with broken/cracked glass.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 256007 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Oct-13	02-DEC-15	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained, namely crack in floor.	2nd Floor	Closed
2	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely broken bevelled glass and decorative wooden panelling.	Lobby	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
5	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
6	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
7	The electrical receptacle are not maintained in good working order, namely missing coverplates.	Throughout Building	Closed
8	The electrical connections are not maintained in good working order, namely loose and exposed wires.	Throughout Building	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats outside units.	Throughout Building	Closed
11	Interior door is not a good fit in its frame.	Throughout Building	Closed
12	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely storage of old radiators, refrigerators, etc.	Throughout Building	Closed
14	The electrical fixtures are not maintained in good working order, namely loose fixtures and missing bulbs.	Throughout Building	Closed
15	Exterior windows with broken/cracked glass.		Closed
16	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.		Closed
17	The property is not being kept free of conditions which may encourage infestation.		Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely missing tiles.		Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition, namely carpeting		Closed
20	Window or skylight not maintained in good repair.		Closed
21	Lighting in a service room is provided at less than 200 lux.		Closed
22	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.		Closed
23	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing pickets.		Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :359
DAVENPORT RD**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**