

MLS Building Audit Program - Details

Property Address : 35 SPENCER AVE

Legal Description: PLAN 431 LOTS 69 & 70 PT LOT 71

Roll No. : 1904021100003000000

Building : **35 SPENCER AVE**

Report Date : **January 18, 2019**

Building Audit Date : **March 17, 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 129680 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-16	29-NOV-16	100.00%
2	Property Standards	16 129682 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Apr-16	29-NOV-16	100.00%
3	Property Standards	16 129683 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-16	15-MAY-17	100.00%
4	Property Standards	16 254286 PRS 00 IV		Closed	25-Nov-16	23-FEB-17	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
4	Property Standards	16 254286 PRS 00 IV		Closed	25-Nov-16	23-FEB-17	15-Apr-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Throughout Stairways	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Stairways	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. Namely: Stairway and landing guards need to be made not climbable.	Throughout Stairways	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 129683 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-16	15-MAY-17	30-Aug-18

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 free from loose or unsecured objects or materials. Namely: spalling brick on exterior walls	Exterior Of Building	Closed
2	The balcony is not maintained in good repair. Namely: concrete damage, paint required	Exterior Of Building	Closed
3	The balcony is not maintained in a clean and/or sanitary condition. Namely: balcony panels are rusted and require paint	Exterior Of Building	Closed
4	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
5	Exterior window not maintained weather-tight. Namely: Window sills require paint	Exterior Of Building	Closed
6	The supporting member(s) of equipment/attachments appurtenant to the building are not protected from the elements by paint/other protective coating, namely the canopy.	Front Entrance	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 129682 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Apr-16	29-NOV-16	27-Mar-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The walls in the parking or storage garage are not impervious to water. Namely: wall damaged and water entering the underground garage	Underground Parking Area	Closed
4	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Namely: not enough signs displayed	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely: junction box missing cover	Underground Parking Area	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: Light fixtures without covers	Underground Parking Area	Closed
7	The electrical fixtures are not maintained in a safe and complete condition. Namely: Lights without covers	Underground Parking Area	Closed
8	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
9	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Underground Parking Area	Closed
10	The electrical fixtures are not maintained in good working order. Namely: bulbs burned out	Underground Parking Area	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 129680 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-16	29-NOV-16	27-Mar-17

No. of defects contained within the Order : **43**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not installed. Namely: strike plate missing	2nd Floor	Closed
2	Exterior door has deteriorated/ineffective weather-proofing. Namely: Exit door in hallway next to 111 does not have proper weather stripping.	1st Floor	Closed
3	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: Glass cracked in top left corner	1st Floor	Closed
4	Previously finished surface in the public area of the property is not maintained in good repair. Namely: ceiling is damaged and not painted	6th Floor	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: wall plaster is damaged	6th Floor	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair.	7th Floor	Closed
7	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box without cover	Boiler Room	Closed
12	Interior lighting fixtures or lamps have not been installed. Namely: light fixtures with no bulbs	Boiler Room	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: water penetrating through damaged wall	Boiler Room	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cleaners Storage	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor requires paint	East Hallway	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
17	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall damaged behind laundry sink	Laundry Room	Closed
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Terrazo floor damaged	Lobby	Closed

21	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
22	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely: exposed wire	Locker Room	Closed
24	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: water coming in through holes in wall	Locker Room	Closed
26	The property is not maintained and/or kept clean in accordance with the standards. Namely: items in halls need to be removed	Locker Room	Closed
27	Exterior door is not maintained in good repair. Namely: Door rusted	Roof Of Building	Closed
28	The electrical fixtures are not maintained in a safe and complete condition. Namely: lights with no cover Namely:	Roof Of Building	Closed
29	Attachment and/or the supporting structural member(s) is not being maintained free from defects/hazards. Namely: Staircase is rusted	Roof Of Building	Closed
30	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box no cover.	Telephone and Fire Alarm Room	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. Namely: Need to remove and clean the materials stored	Telephone and Fire Alarm Room	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Telephone and Fire Alarm Room	Closed
33	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely: Risers need to be repainted	Throughout Building	Closed
34	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: walls are marked and require painting, plaster damage	Throughout Building	Closed
35	The electrical fixtures are not maintained in good working order. Namely: light cover broken near 605, 3rd floor elevator lobby, 2nd floor elevator lobby	Throughout Building	Closed
36	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door damaged, not painted at the following locations in particular: 603, 503, 511, 512, 406, 404, 105	Throughout Building	Closed
37	The electrical fixtures are not maintained in a safe and complete condition. Namely: Light does not have cover	Throughout Building	Closed
38	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.	Throughout Building	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
40	Ventilation system or unit not regularly cleaned.	Throughout Building	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: discoloured tiles in ceiling, damaged ceiling tile	Throughout Building	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: plaster damage where window is installed	West Stairwell	Closed

43	Door hardware/devices are not maintained in good repair. Namely: not self closing	West Stairwell	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.**