

**MLS Building Audit Program - Details**

**Property Address : 31-35 ST DENNIS DR**

Legal Description:

Roll No. : 1908

Building : **35 ST DENNIS DR**

**Report Date : January 18, 2019**

**Building Audit Date : October 20, 2010**

**\*\* 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	10 283142 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Oct-10	18-APR-11	0.00%
2	Property Standards	10 281471 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Oct-10	28-FEB-11	100.00%
3	Property Standards	10 282018 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Oct-10	27-APR-11	0.00%

**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	10 281471 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Oct-10	28-FEB-11	29-Nov-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service hallway is provided at less than 50 lux. Namely: Inadequate lighting provided in breezeway.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely: New fluorescent light bulbs are required.	2nd Floor	Closed
3	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: Storage room door needs refinishing.	2nd Floor	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Deteriorated surface finish on floor in stairwell. Refinishing is required.	2nd Floor	Substantially Co
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Metal cover plate on wall is in disrepair/damaged. Repairs are required.	3rd Floor	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover plate on electrical box.	4th Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Inadequate repair to ceiling near unit 630. Refinishing is required.	6th Floor	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Garbage chute spring closing device is not operating properly. Also replace missing fire damper.	8th Floor	Closed
9	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation grill in garbage chute room is broken.	8th Floor	Closed
10	The 2nd floor storage room is not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all discarded materials and debris from the storage room. Repair broken door closer. Replace missing cover plates. Repair holes in walls. replace missing electrical cover plates. Remove extension cord used for permanent wire connection. Provide shelving for stored materials.	1st & 2nd Floors	Closed
11	The Boiler Room is not maintained and/or kept clean in accordance with the standards. Namely: Boiler Room. Floor needs cleaning. Replace missing floor drain cover. Clean and clear all debris and discarded materials. Remove loose/hanging electrical wires.	Boiler Room	Closed
12	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. Inadequate illumination provided in Boiler Room.	Boiler Room	Closed
13	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Closed
14	Elevator Room is not maintained in a clean condition. Namely: Accumulation of discarded materials in the lower level of the elevator room. Clean and clear as required.	Elevator Room	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Open electrical boxes. Missing electrical cover plates. Replacement is required.	Elevator Room	Closed
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Entrance Area	Closed
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Ventilation grille inot secured properly to the wall. Near unit 926.	Hall	Closed
18	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Hallways	Closed
19	Adequate ventilation has not been provided. Namely: Ventilation in the corridors are inadequate. Some vents are not supplying enough fresh air circulation. Repairs are required.	Hallways	Closed
20	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. All areas throughout the interior portion of the building, where the walls, doors and ceiling have been defaced by graffiti, refinishing is required.	Interior of Building	Closed

21	The Laundry Room is not maintained and/or kept clean in accordance with the standards. Namely: Clean lint from behind dryers. Replace radiator cover. Clean washroom. Remove loose and hanging wires.	Laundry Area	Closed
22	Interior lighting fixtures or lamps are not maintained. Namely: Office. Replace burnt out light fixtures. Paint walls where the surface has deteriorated. Clean vent in office washroom.	Office	Closed
23	Exterior door has deteriorated/ineffective weather-proofing. Namely: Exterior door providing access to elevator room. Deteriorated, corroded and requires refinishing/replacement.	Roof Of Building	Closed
24	Previously finished surface(s) on the Roof of the property is not maintained in good repair. Namely: Ventilation fan Housing on the Roof. Surface has corroded refinishing/painting is required.	Roof Of Building	Closed
25	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Loose/unsecured catwalk boards on the roof. Repairs are required.	Roof Of Building	Closed
26	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Evidence of spalling bricks on the chimney. Repairs are required.	Roof Of Building	Closed
27	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Accumulation of lumber, flourescent light bulbs, and other discarded materials stored on roof. Hazardous. Immediate removal of these items are required.	Roof Of Building	Closed
28	The electrical connections are not maintained in a safe and complete condition. Namely: Replace missing lens covers on light fixtures throughout the building.	Throughout building	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean all floors inside electrical closets throughout the building.	Throughout Building	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair and or replace all broken/missing wall tiles inside garbage chute room.	Throughout Building	Closed
31	Garbage chute is not maintained in a clean and odour free condition. Clear blocked garbage chute.	Throughout Building	Closed
32	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: All Electrical room doors with defective locking hardware should be repaired and locked.	Throughout Building	Closed
33	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Namely: Inadequate illumination is provided near garbage chute. Additional light fixture is required near garbage chute.	Throughout Building	Closed
34	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: All graffiti markings or defaced surfaces are required to be refinished or painted throughout the building.	Throughout Building	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Baseboards that are damaged throughout hallways and stairways need to be repaired. Check throughout the building.	Throughout Building	Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles that are damaged or water stained should be replaced throughout the building.	Throughout Building	Closed
37	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: All apt. doors that are scratched or marked should be repainted throughout the building.	Throughout Building	Substantially Co

## 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.**