

## MLS Building Audit Program - Details

**Property Address :** 382 DOVERCOURT RD

Legal Description: PLAN D1433 LOT 20 PT LOT 19 RP 64R15601 PART 1

Roll No. : 1904043330021000000

Building : 382 DOVERCOURT RD

**Report Date :** January 18, 2019

**Building Audit Date :** January 25, 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 109042 PRS 00 IV		Closed	29-Jan-16	30-MAY-16	100.00%
2	Property Standards	16 109147 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-16	27-JUL-16	100.00%
3	Property Standards	16 244648 PRS 00 IV		Closed	4-Nov-16	03-MAY-17	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
3	Property Standards	16 244648 PRS 00 IV		Closed	4-Nov-16	03-MAY-17	15-Dec-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 1,070 millimetres around landings.		Open
2	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.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 109147 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-16	27-JUL-16	15-Dec-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: All wood veneer and trim work rotting, pulling away from building, requiring repair/replacement and repaint.	East Side of Building	Closed
2	The retaining wall is not being maintained in a structurally sound and/or plumb condition. Namely: Curbside Retaining Wall falling apart and requires repair.	North Side of Building	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: North Side Light requires protective cover.	North Side of Building	Closed
4	Exterior window or skylight not maintained in good repair. Namely: Concrete window ledge is broken and requires repair/replacement.	North Side of Building	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Graffiti on west exit door and adjoining wall to be removed.	West Side of Building	Closed
6	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Brick and masonry to chimney west side is deteriorating and falling apart- requires repair.	West Side of Building	Closed
7	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely: Sub-roof/awning above west exit door falling away from building and needs repair.	West Side of Building	Closed
8	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: Demolition debris, broken doors, etc. accumulating outside of building and needs to be disposed of properly.	West Side of Building	Closed
9	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. Namely: Curb Stops to be re-aligned and straightened.	West Side of Building	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 109042 PRS 00 IV		Closed	29-Jan-16	30-MAY-16	15-Jan-18

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 2nd floor east stairway paint peeling, cracking away from wall: Requires repair.	2nd Floor	Closed
2	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely: 2nd floor East Stairwell tiles damaged and require repair/replacement	2nd Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door frame to Unit #20 needs repair- coming away from wall.	2nd Floor	Closed
4	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: 2nd Floor east stairwell has damaged stair nosing and risers which require repair.	2nd Floor	Closed
5	The electrical receptacle are not maintained in a safe and complete condition. Namely: Require cover plate over electrical receptacle on 2nd floor.	2nd Floor	Closed
6	Repair(s) does not reasonably match existing wall(s) Namely: Repair needs to be completed to wall and baseboard across from unit #22.	2nd Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: East Stair Landing ceiling peeling cracking and requires repair and repaint	3rd Floor	Closed
8	The heating system or unit is not in good repair and maintained in good working condition. Namely: Radiator cover 3rd floor needs to be reattached to wall/radiator.	3rd Floor	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light fixtures in West Stairwell have no covers- require proper cover.	3rd Floor	Closed
10	Laundry room sink(s) is not properly connected to the drainage system. Namely: Sink outside Boiler Room is clogged, filled with water; requires clearing/snaking of drain.	Basement	Closed
11	Door hardware/devices are not installed. Namely: Crawl space access requires proper access door with operational hardware and locking mechanism.	Basement	Closed
12	Laundry room sink(s) is not connected to hot and cold running water. Namely: Sink outside boiler room has inadequate water flow from hot and cold taps; trickling water must be remedied to substantial water flow.	Basement	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box requires cover plate to be installed.	Basement	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light fixtures outside Boiler Room require covers/protective features.	Basement	Closed
15	The electrical switches are not maintained in a safe and complete condition. Namely: Cover is rusted and corroded; replace/repair required.	Boiler Room	Closed
16	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Controller has No Cover Plate- exposed wires and components.	Boiler Room	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall above crawl space access door has loose brick- in danger of falling. Requires repair/replacement.	Boiler Room	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. Namely: Old Hot Water Tank which hangs in unsafe manner from ceiling is to either be removed from building or reinforced and shored up to prevent falling.	Boiler Room	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: All light fixtures to be covered/protected in boiler room.	Boiler Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Delaminated Concrete and exposed Rusted Rebar throughout boiler room requires repair. Supportive 'I' Beam badly corroded and Rusted, requiring immediate repair/replacement.	Boiler Room	Closed

21	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Ancillary room off Boiler Room filled with debris; must be removed and disposed of properly.	Boiler Room	Closed
22	Lighting in a service room is provided at less than 200 lux. Requires lighting supply to be upgraded to meet minimum standard.	Boiler Room	Closed
23	Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building. Namely: Intercom is not connected/in good working order for any unit. Broken and requires repair.	Front Entrance	Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Repair damaged wood floor outside Unit #16	Ground Floor	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Outside Unit #17, wall is bulging and forcing veneer panel away from wall: Requires repair.	Ground Floor	Closed
26	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Brick and mortar falling apart on chimney stack- Requires repair.	Roof	Closed
27	Garbage and/or refuse is not being stored in receptacles. Namely: Debris, construction garbage, roofing supplies on roof of building to be removed.	Roof	Closed
28	Lighting in a service stairway is provided at less than 50 lux. Namely: Roof Stairway landing light fixture not working.	Roof Stairway Landing	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling requires proper repair to seal/cover over.	Roof Stairway Landing	Closed
30	Lighting in a service stairway is provided at less than 50 lux. Namely: Throughout both stairways in building.	Stairway	Closed
31	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: All floors of building, lighting is sub standard and requires upgrade.	Throughout Building	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.**