

MLS Building Audit Program - Details

Property Address : 394 DOVERCOURT RD

Legal Description: PLAN D1433 LOTS 21 TO 22

Roll No. : 1904043300024000000

Building : **394 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 109214 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-16	30-MAY-16	100.00%
2	Property Standards	16 109259 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-16	27-JUL-16	100.00%
3	Property Standards	16 244655 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 244655 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.	Throughout Interior of Building	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.	Throughout Interior of Building	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 109259 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-16	27-JUL-16	4-Nov-17

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 in good repair. Namely: Concrete at roof line breaking away and brick work to be repaired.	East Side	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint Peeling from Wood Face/Trim of Building. Paint peeling from front Signage.	East Side	Closed
3	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Entire patio area to north side of building is missing required guards and rails. Must be installed.	North Side	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Gas Line to be painted 'Safety Yellow' in compliance with code.	North Side	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: Concrete wall to decking on north side is cracked with exposed rebar- requires repair.	North Side	Closed
6	Exterior window or skylight not maintained in good repair. Namely: Multiple concrete window ledges broken and missing- require repair.	South Side	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely: Roof edge has damaged concrete. Requires repair.	South Side	Closed
8	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish . Namely: All downspouts, eavestroughs, deteriorated paint- require repaint.	Throughout Exterior	Closed
9	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Wooden Exit Stairway pulling away from building at an angle. Requires Repair to make it level and plumb.	West Side	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 109214 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-16	30-MAY-16	15-Dec-17

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	2nd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 2nd Floor East Stairway plaster and paint damage- requires repair and repaint.	2nd Floor East Stairway	Closed
3	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	3rd Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Outside Unit #32, ceiling requires repair and repaint.	3rd Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Delaminated concrete and exposed rusted rebar to boiler room ceiling requires immediate repair.	Boiler Room	Closed
6	The floor drain is not maintained in good repair. Namely: Catch Basin requires proper cover.	Boiler Room	Closed
7	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely: Water bubbling in between foundation wall and floor inside boiler room. Requires Repair.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Crawl Space Accessways (x2) require proper fire rated doors and closing/locking mechanisms to be installed.	Boiler Room	Closed
10	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely: 3rd Floor East Stairway landing broken tiles- Requires repair/replacement.	East Stairway	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 3rd Floor East Stairway Ceiling requires repair and repaint.	East Stairway	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Unit 15, Door frame is away from wall and requires repair.	Ground Floor	Closed
13	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Ground Floor	Closed
14	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: Ground floor coal chute access door requires locking mechanism to prevent non permissive entry.	Ground Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room ceiling requires repair and repaint.	Laundry Room	Closed
16	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Stairs leading to door in Laundry Room require installation of proper guard and rail to facilitate safe passage.	Laundry Room	Closed
17	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
18	Laundry room sink(s) is not connected to hot and cold running water. Namely: Supplied sink must have an accessible faucet with hot and cold water access.	Laundry Room	Closed
19	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: No mortar in bricks- must be repaired.	Roof	Closed
20	The roof or one of its components is not weather tight. Namely: No Cap or flashing to roof finish. Roof work must be completed to make building weather tight.	Roof	Closed

21	Lighting in a service stairway is provided at less than 50 lux. Namely: Both Stairways lights are off- disengage from timer and ensure lighting levels are on at code requirement 24hrs a day.	Stairways	Closed
22	Interior lighting fixtures or lamps are not maintained. Namely: Throughout Stairways, light fixtures hanging from ceilings, require repair.	Stairways	Closed
23	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely: Roof landing of stairway has broken tile- needs repair/replacement.	West Stairway	Closed

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.**