

MLS Building Audit Program - Details

Property Address : 437 GLEN PARK AVE

Legal Description: CON 3 WYS PT LOT 4

Roll No. : 1908042100002000000

Building : **437 GLEN PARK AVE**

Report Date : January 18, 2019

Building Audit Date : April 11, 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 149772 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	15-NOV-13	100.00%
2	Property Standards	13 149777 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Apr-13	16-SEP-13	100.00%
3	Property Standards	13 149970 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	16-DEC-13	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
1	Property Standards	13 149772 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	15-NOV-13	29-Nov-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Namely: Driveway near sunken catch basin to be leveled and cold patched with asphalt.	Driveway	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely: Evidence of spalling bricks on the east side wall of the building.	East Side of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Stairs to elevator room. Paint metal stairs to elevator room.	Roof Of Building	Closed
4	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Namely: Lighting at floor level is less than 100 Lux.	Roof Of Building	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely: Missing electrical cover plate on the south side wall of building.	South Side of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated paint finish on wood frame of garage doors.	South Side of Building	Closed
7	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 149777 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Apr-13	16-SEP-13	20-Aug-13

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
2	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.	Garage	Closed
3	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
4	Location of pedestrian exit door within the parking or storage garage is not clearly indicated.	Garage	Closed
5	The parking or storage garage ceiling should be painted white.	Garage	Closed
6	Lighting in a garage is provided at less than 50 lux. Namely: Garage. Upgrade lighting to a minimum of 50 Lux at floor level inside garage.	Garage	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; Garage. Repair holes or damage to concrete block walls in the garage.	Garage	Closed
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Garage. Deteriorated paint finish on wall areas inside garage.	Garage	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely. Walls and columns. Check the height of the black paint on the walls/columns.	Garage	Closed
10	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 149970 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	16-DEC-13	31-Dec-13

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
4	The ventilation (fan) system or unit is not regularly cleaned.	1st Floor	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
7	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
8	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Section of concrete block wall is not covered or maintained in similar appearance.	Basement	Closed
11	The heating system or unit is not in good repair and maintained in good working condition. Namely: The heating radiator is damaged, cover is missing.	Exterior	Closed
12	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.	Hallways	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall plaster is damaged and spalling.	Interior	Closed
14	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Top	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
16	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: The paint on stairs and guards is peeling and showing rust.	Roof Top	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.**