

MLS Building Audit Program - Details

Property Address : 43 HILLSBORO AVE

Legal Description: PLAN 130 PT LOTS 8 & 9

Roll No. : 1904052370054000000

Building : **43 HILLSBORO AVE**

Report Date : January 18, 2019

Building Audit Date : October 04, 2012

**** 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	12 258680 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Oct-12	05-DEC-14	100.00%
2	Property Standards	12 260937 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Oct-12	05-DEC-14	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	12 258680 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Oct-12	05-DEC-14	24-Nov-15

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely: Boiler service room.	Boiler Room	Substantially Co
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. Namely: Boiler Room. Stair guard is less than 920mm. Repairs are required.	Boiler Room	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Boiler Room. Stair guard opening is greater than 100mm.	Boiler Room	Closed
4	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
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
6	The lighting fixture is not maintained in a clean condition. Namely: Clean all lens covers in the stairway.	Stairway	Closed
7	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Substantially Co
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Stairway Wall. Damaged plaster underneath wall paper in the stairway.	Stairway	Closed
9	Interior lighting fixtures and lamps are not maintained so that operations or activities normally carried out in or about any part of the property can be undertaken in safety and without undue eye strain. Namely: Repair and maintain interior lights in stairway.	Stairway	Closed
10	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
11	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Closed
12	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely: Stairway carpet needs cleaning throughout building.	Throughout Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 260937 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Oct-12	05-DEC-14	24-Nov-15

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Floor	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Floor	Closed
3	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Substantially Co
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing and damaged pickets.	Exterior Of Building	Closed
7	Exterior walkway not maintained. Namely damaged sidewalk.	Exterior Of Building	Substantially Co
8	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely remove razor wire and nails in fence.	Exterior Of Building	Closed
9	The surface of a window is not kept reasonably clean. Namely clean windows where required.	Exterior Of Building	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.e	Exterior Of Building	Substantially Co
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint sofit.	Exterior Of Building	Substantially Co
12	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior Of Building	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.**