

MLS Building Audit Program - Details

Property Address : 480 CALEDONIA RD

Legal Description: PLAN 1429 PT LOT 30

Roll No. : 1914042140037000000

Building : **480 CALEDONIA RD**

Report Date : January 11, 2019

Building Audit Date : June 29, 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 11, 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 184181 PRS 00 IV		Closed	6-Jul-16	04-OCT-16	100.00%
2	Property Standards	16 184438 PRS 00 IV		Closed	6-Jul-16	06-SEP-16	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
2	Property Standards	16 184438 PRS 00 IV		Closed	6-Jul-16	06-SEP-16	5-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely: owner to provide letter that verifies all window safety devices have been installed.	Throughout 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 184181 PRS 00 IV		Closed	6-Jul-16	04-OCT-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole is ceiling in storage cleaning room.	1st Floor Cleaning Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: items/storage kept at the bottom of north stairway.	1st Floor Stairwell	Closed
3	Lighting in a storage room is provided at less than 50 lux. Namely: 2nd floor locker room.	2nd Floor Locker Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: items to be removed from 2nd floor locker room.	2nd Floor Locker Room	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling in 2nd floor locker room.	2nd Floor Locker Room	Closed
6	Dwelling unit window that is capable of being opened has no screen. Namely: window missing screen in west stairwell.	2nd Floor Stairwell	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely: damaged brick on tread of stair in west stairway.	2nd Floor Stairwell	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: paint around elevator chipping.	3rd Floor	Closed
9	Lighting in a storage room is provided at less than 50 lux. Namely: 3rd floor locker room.	3rd Floor Locker Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: items to be removed from 3rd floor locker room.	3rd Floor Locker Room	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling in 3rd floor locker room.	3rd Floor Locker Room	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: plumbing fixtures on floor by Unit 407 required to be removed or covered to prevent trip hazards.	4th Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: items to be removed from 4th floor locker room.	4th Floor Locker Room	Closed
14	Lighting in a storage room is provided at less than 50 lux. Namely: 4th floor locker room.	4th Floor Locker Room	Closed

15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling in 4th floor locker room.	4th Floor Locker Room	Closed
16	Dwelling unit window that is capable of being opened has no screen. Namely: window missing screen in west stairwell.	4th Floor Stairwell	Closed
17	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
18	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.	Entrance Lobby	Closed
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Entrance Lobby	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling above entry door.	Entrance Lobby	Closed
21	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Entrance Lobby	Closed
22	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: electrical motor under sink to be removed.	Laundry Room	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: open dryer vent, missing cover.	Laundry Room	Closed
25	Lighting in a service hallway is provided at less than 50 lux. Namely: lighting levels in all hallways fail below 50 lux.	Throughout Building	Closed
26	Adequate ventilation has not been provided. Namely: air to be flowing through vents at all times.	Throughout Building	Closed
27	Lighting in a service stairway is provided at less than 50 lux. Namely: lighting levels in all stairwells fail below 50 lux.	Throughout Stairways	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.**