

**MLS Building Audit Program - Details**

**Property Address : 48 MAXWELL AVE**

Legal Description: PLAN 599E LOTS 316 TO 318

Roll No. : 1904114160017000000

Building : **48 MAXWELL AVE**

**Report Date : January 17, 2020**

**Building Audit Date : August 22, 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 17, 2020

**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 234062 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Sep-12	30-SEP-15	100.00%
2	Property Standards	12 234064 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Sep-12	30-SEP-15	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	12 234064 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Sep-12	30-SEP-15	30-Sep-15

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior doors, frames, glass panes, and/or hardware not maintained in good repair, namely broken glass panel in door.	1st Floor	Closed
2	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	3rd Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
4	The lighting fixture is not maintained in a clean condition.	Building	Closed
5	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.	Building	Closed
6	The electrical fixtures are not maintained in good working order, namely missing covers.	Laundry Area	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Laundry Area	Closed
8	Communication system identifies the tenant by unit number.	Lobby	Closed
9	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
10	A window in a stairway that extends to less than 1,070 millimetres above the landing is 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 floor and every appurtenance, surface cover and finish is not maintained.	Stairway	Closed
12	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.	Stairway	Closed
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
14	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, namely access ladder to roof.	Stairway	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
16	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
18	Lighting in a service room is provided at less than 200 lux.		Closed
19	The electrical connections are not maintained in good working order, namely covers required on bell system.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 234062 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Sep-12	30-SEP-15	30-Sep-15

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained.	Exterior	Closed
2	Exterior steps not maintained.	Exterior	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
5	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Substantially Co
7	Exterior window(s) with broken/cracked glass.	Exterior	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Substantially Co
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
11	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; missing lens cover.	Exterior Of Building	Closed
12	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Garage	Closed
14	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
15	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
17	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
18	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
19	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
20	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed

22	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Underground Parking Area	Closed
23	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
24	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	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.**