

MLS Building Audit Program - Details

Property Address : 50 OXTON AVE

Legal Description: PLAN 569E LOT 149 PT LOT 150 151 AND 205

Roll No. : 1904112040014000000

Building : **50 OXTON AVE**

Report Date : **January 17, 2020**

Building Audit Date : **February 14, 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 124728 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Feb-12	26-SEP-14	100.00%
2	Property Standards	12 127549 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Feb-12	28-JUN-12	100.00%
3	Property Standards	12 127550 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Feb-12	28-JUN-12	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
3	Property Standards	12 127550 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Feb-12	28-JUN-12	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Parking Area	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
3	The parking or storage garage is used to keep junk or rubbish. Namely used appliances, mattress, tires, counter tops, leaf bags etc.	Parking Area	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained. Namely clean and power wash flooring are.	Parking Area	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely paint and concrete deterioration	Parking Area	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 127549 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Feb-12	28-JUN-12	24-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely concrete deterioration and exposed re-bar on balcony slab.	Exterior Of Building	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely damaged terrazo	Exterior Of Building	Closed
3	The floor and every appurtenance, surface cover and finish is not maintained. Namely concrete deterioration landing around fron entrance	Exterior Of Building	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained. Namely damaged terrazo at fron entrance landing area.	Exterior Of Building	Closed
5	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely concrete deterioration on flashing around building	Exterior Of Building	Closed
6	Intermediate handrails not provided between landings or greater then 1650mm apart, namely stairwells at front of building	Exterior 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.	Exterior Of Building	Closed

8	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, to include installation of window air conditioner units.	Exterior Of Building	Closed
9	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely guard on top retaining wall located at boiler room exit stairwell.	Exterior Of Building	Substantially Co
10	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely all retaining walls around front entrance and retaining walls around exit door near parking garage entrance	Exterior Of Building	Closed
11	Exterior walkway not maintained. Namely cracked/damaged patio stones	Exterior Of Building	Closed
12	The retaining wall is not being maintained in good repair. Namely cracks and concrete deterioration on retaining wall near driveway.	Exterior Of Building	Closed
13	Exterior door is not maintained in good repair. Namely hole on door.	Exterior Of Building	Closed
14	Exterior door is not maintained in good repair. Namely re-paint exterior door	Exterior Of Building	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely spalling brick and concrete deterioration on retaining walls	Exterior Of Building	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on window sills	Exterior Of Building	Closed
18	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely rusted vent grill/grade	Exterior Of Building	Closed
19	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
20	The transparent surface is not kept reasonably clean	Exterior Of Building	Closed
21	Driveway(s) and/or similar areas not maintained. Namely cracks and ruts	Exterior Of Building	Closed
22	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
23	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior Of Building	Closed
24	The retaining wall is not being maintained in good repair. Namely spalling brick.	Exterior Of 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	12 124728 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Feb-12	26-SEP-14	17-Jun-15

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 1st floor, all plaster repairs on the wall are required to be painted.	1st Floor	Closed
2	Wall(s) not maintained free of unused materials. Namely: Metal mail box and wall hangers, if not in use, should be removed.	2nd Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet has deteriorated near unit 204.	2nd Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet is torn near unit 409.	4th Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Boiler room. Self closer on door is missing.	Boiler Room	Closed
6	Lighting in a service hallway is provided at less than 50 lux. Namely: Hallway lighting is below the required average of 50 Lux.	Hall	Closed
7	Lighting in a laundry room is provided at less than 200 lux. Namely: Upgrade lighting level to 200 Lux.	Laundry Room	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean lint from behind machines.	Laundry Room	Closed
9	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
10	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Locker room. Damaged wood frame on cage doors #4, #15 and #16.	Locker Room	Closed
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Elevator room. Instrument panel covers are missing.	Roof Of Building	Closed
12	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Exterior door to Elevator service room is not closing properly. Needs adjustment.	Roof Of Building	Closed
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	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.	Stairway	Closed
15	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
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
17	A window in a stairway for which the distance measured vertically between the bottom of the window and a line drawn through the outside edges of the stair nosings is less than 900 millimetres is not protected by a guard that is located approximately 900 millimetres high.	Stairway	Closed
18	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.	Stairway	Closed
19	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
20	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway lighting is below the required average level of 50 Lux.	Stairway	Closed
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Deteriorated plaster and cracks on wall in stairways, repairs required.	Stairway	Substantially Co

22	The ventilation system or unit is not regularly cleaned. Namely: Exhaust vent needs cleaning in storage room.	Storage Room	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Storage room. Deteriorated surface finish on walls, repairs required.	Storage Room	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Storage room near Laundry room. Debris on the floor to be removed. Also provide light to the room. Lighting level 50 Lux.	Storage Room	Closed
25	The ventilation system or unit is not regularly cleaned. Namely: Hallway vents need cleaning throughout building.	Throughout Building	Closed
26	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Terrazo floor needs to be repaired. Not level.		Closed
27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Electrical Service room. Remove all discarded items including carpet, cardboard and Christmas tree.		Closed
28	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: Damaged step in west stairway. repairs required.		Closed
29	Exterior window(s) with broken/cracked glass. Namely: Repair broken window in boiler room.		Closed
30	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
31	Lighting in a service room is provided at less than 200 lux. Namely: Furnace service room. Lighting is below required level.		Closed
32	Lighting in a storage room is provided at less than 50 lux. Namely: Storage room inside furnace room. Upgrade lighting to 50 Lux.		Closed
33	Lighting in a service room is provided at less than 200 lux. Namely: Electrical Service Room. Upgrade lighting. Remove any loose/abandoned electrical wires.		Closed
34	The electrical receptacle are not maintained in good repair. Namely: Electrical outlet supported on a 2 by 4 is not in good working order. Outlet should be removed.		Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Furnace and Garbage rooms. Repair holes and cracks in ceiling and walls.		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.**