

MLS Building Audit Program - Details

Property Address : 535 LANSDOWNE AVE

Legal Description: PLAN 588 PT LOTS 28 29

Roll No. : 1904024430075000000

Building : **535 LANSDOWNE AVE**

Report Date : January 18, 2019

Building Audit Date : November 18, 2009

**** 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 | 09 191012 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 15-Apr-13 | 15-DEC-15 | 100.00% |
| 2 | Property Standards | 09 194020 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 15-Apr-13 | 15-DEC-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 | 09 194020 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 15-Apr-13 | 15-DEC-15 | 30-May-17 |

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

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

| Deficiency Details | | | |
|--------------------|--|------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Handrails on both sides of stair or ramp 1,100mm in width or more not provided | East Side of Building | Closed |
| 2 | The electrical fixtures are not maintained in a safe and complete condition. (Namely: Pre-existing light fixtures not maintained) | East Side of Building | Closed |
| 3 | Exterior door is not maintained in good repair. (Namely: Defective paint finish) | East Side of Building | Closed |
| 4 | The electrical connections are not maintained in a safe and complete condition. (Namely: Incomplete electrical connections) | East Side of Building | Closed |
| 5 | The exterior surface has not been restored where necessary. (Namely: Paint finish on east wall not maintained) | East Side of Building | Closed |
| 6 | 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. | East Side of Building | Closed |
| 7 | Dwelling unit window that is capable of being opened has no screen. | Exterior | Closed |
| 8 | Dwelling unit(s) window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. (Namely: ripped and torn window screens) | Exterior Of Building | Closed |
| 9 | The exterior walls and their components are not being maintained in good repair. (Namely: Broken / failing mortar and spalling bricks to be repaired as required) | Exterior Of Building | Closed |
| 10 | Equipment appurtenant to the building is not properly anchored (Namely: Loose and insecure hanging wires) | Exterior Of Building | Closed |
| 11 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely but not limited to: Dormers and upper level decorative finish not free from defective or missing paint and not complete in design) | Exterior Of Building | Closed |
| 12 | Exterior windows not maintained in good repair. (Namely: Defective or unfinished paint finish on window casing) | Exterior Of Building | Closed |
| 13 | Exterior window with broken/cracked glass. | North Side of Building | Closed |
| 14 | A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. | West Side of Building | Closed |
| 15 | Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. | West Side of Building | Closed |
| 16 | Exterior doors are not maintained in good repair. (Namely: paint or varnish finish not renewed and nor maintained) | West Side of Building | Closed |
| 17 | The electrical connections are not maintained in a safe and complete condition. (Namely: Incomplete electrical connections on underside of balconies) | West Side of Building | Closed |
| 18 | The (verandah, porch, deck, balcony) is not maintained in good repair. (Namely but not limited to: floor surface covering and paint finish throughout same) | West Side of Building | Closed |
| 19 | Exterior garbage containment area not screened. | Yard | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 09 191012 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 15-Apr-13 | 15-DEC-15 | 30-May-17 |

No. of defects contained within the Order : **25**

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

| Deficiency Details | | | |
|--------------------|--|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The floor and every appurtenance, surface cover and finish is not maintained. (Namely: Excessive wear on floor covering) | 3rd Floor | Closed |
| 2 | The electrical switch is not maintained in a safe and complete condition. | Basement | Closed |
| 3 | The floor surface is not reasonably level. | Basement | Closed |
| 4 | Walls not maintained free of holes, cracks, damaged and deteriorated materials. | Basement | Closed |
| 5 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Basement | Closed |
| 6 | The electrical connections are not maintained in a safe and complete condition. (Namely: Unprotected junction box) | Cellar | Closed |
| 7 | Condition of floor does not permit easy cleaning. | Furnace Room | Closed |
| 8 | Lighting in a service room is provided at less than 200 lux. | Furnace Room | Closed |
| 9 | Floor not kept free from rubbish and debris. | Furnace Room | Closed |
| 10 | Extension cords or other extensions are used as a permanent wiring system. | Furnace Room | Closed |
| 11 | The electrical fixtures are not maintained in a safe and complete condition. (Namely: Improper and incomplete electrical fixtures) | Furnace Room | Closed |
| 12 | Exterior door not maintained in good repair. (Namely: Door trim missing damaged or in disrepair) | Rear East | Closed |
| 13 | Exterior doors have deteriorated or ineffective weather-proofing. | Rear East | Closed |
| 14 | An exterior door has a defective locking mechanism. (Namely: Doors failing to remain securely locked upon closing) | Rear East | Closed |
| 15 | Exterior door does not prevent the entry of vermin, rodents and insects. (Namely: Exit doors with excessive gapping between frame and door) | Rear East | Closed |
| 16 | Exterior door has defective hardware. (Namely: Defective door handles and door closures) | Rear East | Closed |
| 17 | The stairs and treads are not maintained in a safe condition. (Namely but not limited to: Loose nose trim on various treads) | Stairway | Closed |
| 18 | The stair guard when measured vertically from the stair nosing is less than 900 millimetres high. | Stairway | Closed |
| 19 | Exterior window not maintained in good repair. (Namely: Unfinished window trim) | Stairway | Closed |
| 20 | All guards shall be not less than 1,070 millimetres high. | Stairway | Closed |
| 21 | Walls not maintained free damaged and deteriorated materials. (Namely but not limited to: Damaged or missing baseboards) | Throughout Building | Closed |
| 22 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Throughout Building | Closed |
| 23 | Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited: Unfinished paint and plaster work on walls and ceilings throughout common corridors and stairways) | Throughout Building | Closed |
| 24 | Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely and not limited to: Holes, cracked and missing plaster or drywall) | Throughout Building | Closed |
| 25 | Floor covering not kept free from stains, (Namely but not limited to: various paint stains) | Throughout Building | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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|--|----------|
| 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.**