

MLS Building Audit Program - Details

Property Address : 625 ROSELAWN AVE

Legal Description: PLAN 734 RNGE 1 LOT 67 PT LOTS 66 & 68

Roll No. : 1904113010070000000

Building : **625 ROSELAWN AVE**

Report Date : January 18, 2019

Building Audit Date : November 27, 2013

**** 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	13 271469 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Dec-13	04-JUN-14	100.00%
2	Property Standards	13 271884 PRS 00 IV		Closed	6-Dec-13	04-JUN-14	100.00%
3	Property Standards	13 272514 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-13	09-JUN-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	13 271469 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Dec-13	04-JUN-14	19-Oct-15

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order, namely missing covers.		Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.		Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
4	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.		Closed
5	Lighting in a service room is provided at less than 200 lux.		Closed
6	Lighting in a garage is provided at less than 50 lux.		Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grills.		Closed
8	The plumbing system is not kept in good working order, namely corroded pipes		Closed
9	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.		Closed
10	The parking or storage garage walls, ceilings and columns are not painted white from sixty (60) centimeters above floor level.		Closed
11	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely graffiti.		Closed
12	The walls and ceilings in the parking or storage garage are not impervious to water.		Closed
13	The walls and ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
14	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.		Closed
15	The plumbing system is not kept in good working order, namely grate over sump pump damaged.		Closed
16	The parking or storage garage is used to keep junk or rubbish.		Closed
17	The electrical connections are not maintained in good working order, namely Bell connections are accessible.		Closed
18	The electrical connections are not maintained in good working order, namely loose wires.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 271884 PRS 00 IV		Closed	6-Dec-13	04-JUN-14	

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
2	Height of the required 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.	Garage Ramp	Closed
3	The balconies and/or the supporting structural members are not maintained in good repair, namely exposed rebar, deteriorated concrete on slabs and deteriorated balcony panels.		Closed
4	The balconies and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely undue storage.		Closed
5	The exterior walls and their components are not being maintained in good repair.		Closed
6	Exterior window not maintained weather-tight, namely deteriorated weather stripping.		Closed
7	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, namely missing and/or damaged screens.		Closed
8	Exterior garbage containment area not screened.		Closed
9	Exterior walkway not maintained, namely damaged patio stones.		Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rotted wooden boards.		Closed
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
13	The required guard must be designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.		Closed
14	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.		Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
16	The electrical connections are not maintained in good working order, namely loose wires.		Closed
17	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, remove abandoned rebar from the north east corner.		Closed
18	Action has not been taken to eliminate an unsafe condition, namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.		Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely storage.		Closed
20	The floor and every appurtenance, surface cover and finish is not maintained, namely a permanent grate is required for depression on the floor.		Closed
21	Extension cords or other extensions are used as a permanent wiring system.		Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
23	Lighting in a service room is provided at less than 200 lux.		Closed

24	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.		Closed
25	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Closed
26	Height of the required 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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 272514 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-13	09-JUN-14	15-Jun-15

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely hanging wires.	Boiler Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door was not secured Missing hardware.	Boiler Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear/ off the floor.	Boiler Room	Closed
5	The electrical receptacle are not maintained in a safe and complete condition.	Compactor Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Compactor Room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition	Compactor Room	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint.	East Side of Building	Closed
9	Handrails on one side of stair or ramp less than 1,100mm in width not provided	East Side of Building	Closed
10	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
11	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint.	Interior of Building	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely panel needed on breaker system and secured with lock.	Laundry Room	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Lobby	Closed
15	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.	Lobby	Closed
16	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Lobby	Closed
17	The heating system or unit is not in good repair and maintained in good working condition. Namely missing radiator cover.	Locker Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove rubbish from locker rooms.	Locker Room	Substantially Co
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
20	The lighting fixture is not maintained in a clean condition. Namely insects in light fixtures.	Throughout Building	Closed
21	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not self-closing /self-latching and wrong handles on chute itself.	Throughout Building	Closed
22	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all doors where required. Namely plaster and paint.	Throughout Building	Closed
25	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed

27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
29	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
30	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.	Throughout Building	Closed
31	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
32	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
33	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
34	Garbage container or receptacle is not maintained in a clean and odour free condition.	Throughout 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.**