

## MLS Building Audit Program - Details

**Property Address : 63 MAXWELL AVE**

Legal Description: PLAN 599E LOT 357 TO 360

Roll No. : 1904114070020000000

Building : **63 MAXWELL AVE**

**Report Date : January 17, 2020**

**Building Audit Date : August 08, 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 225908 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Aug-12	11-FEB-13	100.00%
2	Property Standards	12 225912 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Aug-12	11-FEB-13	100.00%
3	Property Standards	12 226182 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Aug-12	11-FEB-13	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 225912 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Aug-12	11-FEB-13	24-Apr-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards, namely combustible wood storage locker.	Underground Parking Area	Closed
2	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
3	The parking or storage garage is used to keep junk , rubbish and/or storage.	Underground Parking Area	Closed
4	The parking or storage garage columns painted surface is not maintained in a state of good repair, to include at white and black sections.	Underground Parking Area	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
6	The ceilings, walls and columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair, to include at white and black sections.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 226182 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Aug-12	11-FEB-13	26-Feb-16

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	Exterior	Closed
2	Handrails on one side of stair or ramp less than 1,100mm in width not provided	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	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
5	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.	Exterior	Closed
6	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
7	Exterior walkway not maintained. Namely; curbing next to walkway	Exterior	Closed
8	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior	Closed
9	The exterior walls and their components are not being maintained in good repair. Namely; pointing brick	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely; Spalling brick where required.	Exterior Of Building	Closed
11	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
12	Dwelling unit window that is capable of being opened has no screen where required.	Exterior Of Building	Closed
13	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; damaged screen.	Exterior Of Building	Closed
14	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
15	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Exterior Of Building	Closed
16	The roof or one of its components is not weather tight. Namely; damaged flashing.	Exterior Of Building	Closed
17	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 Of Building	Substantially Co
18	. 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
19	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 225908 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Aug-12	11-FEB-13	1-Apr-15

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely deteriorated finish at suite door.	2nd Floor	Closed
3	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	3rd Floor	Substantially Co
4	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
5	The plumbing system is not kept free from leaks or defects, namely plumbing leak at hot water tank.	Boiler Room	Closed
6	The property is not maintained and/or kept clean in accordance with the standards, namely refuse, junk and/or excessive storage.	Boiler Room	Substantially Co
7	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials and is not impervious to water (re: water leak(s) at ceiling).	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition, namely open, loose and unsecured wires and conduits.	Boiler Room	Substantially Co
10	The electrical fixtures are not maintained in a safe and complete condition, namely open electrical box.	Laundry Room	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
12	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include adjacent to piping and/or conduits.	Throughout Building	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured decorative trim.	Throughout Building	Substantially Co
14	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices), namely defective self closing devices.	Throughout Building	Closed
15	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, namely stairwell lighting less than 50 lux at floor level.	Throughout Building	Closed
16	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Throughout Building	Closed
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
18	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
19	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, to include adjacent roof hatch ladders causing climbable condtion(s).	Throughout Building	Closed
20	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.	Throughout Building	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.**