

MLS Building Audit Program - Details

Property Address : 660 BRIAR HILL AVE

Legal Description: PLAN 1863 LOTS 1 TO 6

Roll No. : 1904113460002000000

Building : **660 BRIAR HILL AVE**

Report Date : January 18, 2019

Building Audit Date : March 21, 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 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	12 140659 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-12	20-DEC-12	100.00%
2	Property Standards	12 140664 PRS 00 IV	REPORT ORDERS	Closed	29-Mar-12	30-APR-12	100.00%
3	Property Standards	12 140696 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-12	27-JUN-12	100.00%
4	Property Standards	12 140701 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Mar-12	27-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
2	Property Standards	12 140664 PRS 00 IV	REPORT ORDERS	Closed	29-Mar-12	30-APR-12	1-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Windows within dwelling units, any window located more than two (2) metres above grade that opens within one and a half (1.5) metres of the floor shall be equipped with safety devices which would prevent any opening greater than one hundred (100) millimetres.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	12 140701 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Mar-12	27-JUN-12	28-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical box at space 43 is loose.	Underground Parking Area	Closed
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	Ventilation duct at space 43 is damaged and has holes.	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 140696 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-12	27-JUN-12	28-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The wall in B 2 level next to the elevator has efflorescence.	Interior of Building	Closed
2	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.	Interior of Building	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
4	Lighting in a storage room is provided at less than 50 lux.	Interior of Building	Closed
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
6	The ceiling at apt 105 has a hole.	Interior of Building	Closed
7	Numerous ceilings in garbage chute rooms have a small hole.	Interior of Building	Closed
8	The electrical light fixture in storage room opposite apt 101 is hanging loose.	Interior of Building	Closed
9	Elevator call buttons do not illuminate when pressed.	Interior of Building	Closed
10	The ventilation system in laundry room is not working	Interior 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 140659 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-12	20-DEC-12	29-Jan-13

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Building	Closed
2	Paint peeling and deteriorated. Rust evident.	East Side of Property	Closed
3	Doors rusted at bottom.	North	Closed
4	Doors have deteriorated and non-uniform paint.	North	Closed
5	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	North Side of Property	Closed
6	The required guard on top of the retaining wall is not maintained in good repair.	North Side of Property	Closed
7	Concrete retaining wall has exposed re-bar in two locations.	North Side of Property	Closed
8	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Ramp	Closed
9	Guard is less than 1,070 millimetres high.	Ramp	Closed
10	Paint is peeling and deteriorated.	Ramp	Closed
11	Concrete loose, missing in areas.	Ramp	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Ramp	Closed
13	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.	Ramp	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.**