

MLS Building Audit Program - Details

Property Address : 70 STEVENVALE DR

Legal Description: PLAN M873 PT BLK B

Roll No. : 1901081070001000000

Building : 70 STEVENVALE DR

Report Date : January 18, 2019

Building Audit Date : February 07, 2011

** 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	11 121373 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-11	20-JUN-11	100.00%
2	Property Standards	11 121898 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-11	19-APR-11	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	11 121898 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-11	19-APR-11	17-Sep-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies and other appurtenant attachments or the supporting structural member(s) are not maintained in good repair, namely Peeling paint and rusted panels	Exterior	Closed
2	The balconies are not maintained in a safe condition, namely : Excessive storage	Exterior	Substantially Co
3	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	Closed
4	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior	Closed
5	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.	Exterior	Substantially Co
6	Exterior areas including: steps, landings, walks, driveways, parking spaces, ramps have not been cleared of snow and ice within twenty four (24) hours of a snow fall.	Exterior	Closed
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior	Substantially Co
8	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts	Exterior	Substantially Co
9	Driveway(s) and/or similar areas not maintained, namely : Cracks and pot holes	Exterior	Substantially Co
10	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Closed
11	Exterior garbage containment area not screened.	Exterior	Substantially Co
12	The exterior walls and their components are not being maintained in good repair, namely : Broken brick	Exterior	Closed
13	The electrical connections are not maintained in good working order, namely : Loose wires and cables	Exterior	Substantially Co
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Boiler Room Door	Exterior	Closed
15	The exterior walls and their components are not being maintained in good repair, namely : Defacement and markings	Exterior	Closed
16	Exterior landing not maintained.	Exterior	Closed
17	The balconies and/or the supporting structural members are not being maintained free from defects and/or hazards, namely : Concrete slabs deteriorated	Exterior	Closed
18	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of 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.	Roof Of Building	Closed
20	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.	Roof Of Building	Closed
21	The exterior surface has not been restored and/or resurfaced where necessary, namely : Deteriorated paint on mechanical equipment	Roof Of Building	Closed
22	The roof or one of it's components is not free from a hazardous condition, namely : Loose cables	Roof Of Building	Closed
23	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.	Roof 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	11 121373 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-11	20-JUN-11	22-Nov-12

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 1st Floor. Garbage chute. Self closing device is not working properly on chute door. Repairs are required.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor mat at west side exit needs cleaning.	1st Floor	Closed
3	The electrical fixtures are not maintained in good working order. 1st floor cleaners room. Repair electrical light fixture.	1st Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint finish on shelf under mail boxes.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker Room #3. Hole in ceiling. Corrosion/rust on door frame. Repairs required.	1st Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: Loose cable wire hanging from ceiling adjacent to wall. The wire needs to be secured properly.	1st Floor	Substantially Co
7	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: Lower floor stairs. Slip resistant edges has deteriorated on stair nosing. Replacement required.	1st Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical Room. Hole in ceiling to be repaired.	1st Floor	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Maintenance Room. Clean and clear all discarded materials, tires and shopping carts. Provide shelving for items stored on floor. Replace lens cover on ceiling light fixtures.	1st Floor	Substantially Co
10	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor in locker room is not level. Repairs required.	2nd Floor	Closed
11	The occupant is not maintaining the storage facilities and/or other equipment in or on the property in a clean and sanitary condition. Namely: 2nd Floor. Cleaners closet. Improper storage and retention of materials. Clean and clear the closet area.	2nd Floor	Closed
12	The electrical switches are not maintained in a safe and complete condition. Namely: Electrical switch plate is unsecured. Loose. Locker Room #7.	3rd Floor	Closed
13	Wall(s) not maintained clean. Namely: 3rd floor garbage room. Walls to be cleaned, refinished or painted.	3rd Floor	Closed
14	Lighting in a service room is provided at less than 200 lux. Namely: Hydro meter room #3. Lighting level is below the required level. Upgrading is required. Also clean and clear all debris and discarded materials. Secure hanging electrical box from ceiling. Remove extension cord used as permanent connection.	4th Floor	Closed
15	Ceiling not maintained clean. Namely: Ceiling access hatch. Evidence of corrosion. Sanding and Painting is required	4th Floor	Closed
16	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor drain cover is blocked with paint, in the 4th floor locker room.	4th Floor	Substantially Co
17	Immediate action has not been taken to eliminate an unsafe condition. Namely: Replace missing glass in fire hose cabinet on the 6th floor.	6th Floor	Closed
18	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	All landing guards throughout building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Compactor Room. Repair Holes in ceiling. Remove loose cables. Replace missing Panel cover for Bell equipment on wall.	Compactor Room	Substantially Co
20	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Compactor Room. Power wash floor. Clean and clear all materials that are not in use. Repair deteriorated concrete on metal lath partition. Deteriorated insulation on overhead pipes. Replace floor drain cover. Repair exterior door lock for compactor room. This door should be properly secured.	Compactor Room	Closed

21	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.	Dwelling Unit	Closed
22	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely: Ventilation fan needs cleaning. Ventilation housing bracket is not secured.	Elevator	Closed
23	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Hallway floors and stairway are required to be cleaned.	Hall	Closed
24	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Wall finish in the hallway and stairway, to be painted. Plaster repairs in the stairway and hallway are required to be uniformly painted.	Hall	Closed
25	Required guards does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Landing and stair guards throughout building.	Closed
26	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
27	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
28	Interior door panel is missing on wall. Locker room number 2.	Locker Room	Closed
29	The heating system or unit is not in good repair and maintained in good working condition. Namely: Locker Room. Missing radiator covers in locker rooms. Replacement is required. Also Remove graffiti from wall. Replace non functioning bulbs. Repair broken locker room wood doors. Remove stored items/materials away from radiators in the locker room area.	Locker Room	Closed
30	Lighting in a storage room is provided at less than 50 lux. Namely: Locker Rooms. Lighting levels are below 50 Lux.	Locker Room	Closed
31	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering. Namely: Locker room. Wire mesh used for floor drain cover is not permitted. Replace as required.	Locker Room	Closed
32	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Exit Stairway. Additional handrail is required on the wall.	Stairway	Closed
33	Required handrails/guards on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
34	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Substantially Co
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Apartment doors and frames that are marked, defaced or scratched are required to be refinished or painted.	Throughout Building	Closed
36	Wall(s) not maintained clean. Namely: Wall finish near unit 411 needs cleaning.		Closed
37	Interior lighting fixtures or lamps are not maintained. Namely: Inoperative light fixture in the 4th floor cleaning closet.		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.**