

MLS Building Audit Program - Details

Property Address : 730 ST CLARENS AVE

Legal Description: PLAN M58 BLK J LOT 1 TO 3 LOT 12 TO 15 PT LOT 4

Roll No. : 1904031540021000000

Building : **730 ST CLARENS AVE**

Report Date : January 18, 2019

Building Audit Date : June 18, 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 190562 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	19-SEP-14	100.00%
2	Property Standards	13 190815 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-13	19-SEP-14	100.00%
3	Property Standards	13 190555 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jun-13	24-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
2	Property Standards	13 190815 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-13	19-SEP-14	23-Mar-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Underground Parking Area	Closed
2	The middle level of the parking garage has loose electrical wires	Underground Parking Area	Closed
3	Electrical boxes do not have cover plates	Underground Parking Area	Closed
4	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Underground Parking Area	Closed
5	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
6	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
7	Areas of the walls require white paint	Underground Parking Area	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 190555 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jun-13	24-JUN-14	24-Oct-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Substantially Co
2	Door damaged.	Roof Of The Garage	Closed
3	Vent stacks missing covers.	Roof Of The Garage	Closed
4	Glass panels cracked and broken.	South	Closed
5	Overhead lights missing.	South	Closed
6	Plaster damage on wall.	Stairway	Closed
7	Loose cable hanging.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 190562 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	19-SEP-14	23-Mar-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The corridor floors throughout the building have broken and missing tiles	Interior of Building	Substantially Co
2	The radiator cover in the 14th floor north stairwell is loose	Interior of Building	Closed
3	The 4th floor north stairwell radiator cover is loose	Interior of Building	Closed
4	All repairs shall be made in a good workmanlike manner. The 7th floor walls and other various locations	Interior of Building	Closed
5	The 14th floor garbage chute room has missing wall tiles	Interior of Building	Closed
6	The 17th floor vent cover is missing	Interior of Building	Closed
7	9th floor corridor has sections of missing baseboards	Interior of Building	Closed
8	9th floor walls have areas with broken plaster	Interior of Building	Closed
9	The wall near B1 elevator has missing wall tiles	Interior of Building	Substantially Co
10	The corridor walls throughout building have damaged plaster and require paint in areas	Interior of Building	Substantially Co
11	Stairwell walls have damaged plaster and require paint in areas	Interior of Building	Substantially Co
12	Numerous apt doors and elevator doors are scratched and have markings	Interior of Building	Substantially Co
13	The north and south stairwell walls require paint in areas where repairs were made.	Interior of Building	Substantially Co
14	Corridor and stairwell floors are stained and dirty	Interior of Building	Substantially Co
15	The electrical receptacle near apt 1405 is not provided with a cover.	Interior of Building	Closed
16	Door providing access to roof top has loose door hardware.	Interior of Building	Closed
17	B1north ceiling has a hole	Interior of Building	Substantially Co
18	B1 ceiling tiles missing	Interior of Building	Substantially Co
19	The 9th floor stairwell ceiling has a hole	Interior of Building	Closed
20	Lighting in a service room is provided at less than 200 lux.	Interior of Building	Closed
21	9th floor ceiling tiles stained and missing	Interior of 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.**