

**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 : May 27, 2015**

**\*\* 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	15 168026 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-15	09-OCT-15	100.00%
2	Property Standards	15 168033 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Jul-15	09-OCT-15	100.00%
3	Property Standards	15 168036 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-15	09-OCT-15	100.00%
4	Property Standards	15 184614 PRS 00 IV	MRAB - Interior - General cleanliness	Closed	7-Jul-15	06-AUG-15	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
4	Property Standards	15 184614 PRS 00 IV	MRAB - Interior - General cleanliness	Closed	7-Jul-15	06-AUG-15	7-Aug-15

No. of defects contained within the Order : **4**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Closed
2	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
3	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	Closed
4	Ventilation system or unit not regularly cleaned.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 168033 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Jul-15	09-OCT-15	15-Sep-16

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Namely: drain pipe supported using 2x4	B1	Closed
2	The walls in the parking or storage garage are not impervious to water.	B2	Closed
3	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. Namely: safe exit door is locked	B2	Closed
4	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely: Door entering building not safe exit door; to be coloured anything other than green	B2	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B2	Closed
6	The electrical switches are not maintained in a safe and complete condition. Namely: switch no cover	Pump Room	Closed
7	The electrical receptacle are not maintained in good working order. Namely: Outlet not secured to wall	Pump Room	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely: junction box no cover	Pump Room	Closed

9	Lighting in a service room is provided at less than 200 lux.	Pump Room	Closed
10	The electrical fixtures are not maintained in good working order. Namely: light fixture not secured to ceiling	Pump Room	Closed
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: paint peeling on wooden frame for garage door opener.	Underground Parking Area	Closed
12	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: Door is damaged	Underground Parking Area	Closed
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
14	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
15	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
16	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely: Fan not operational	Underground Parking Area	Closed
17	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely: Safe exit door not enough green paint	Underground Parking Area	Closed
18	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
19	The electrical connections are not maintained in good working order. Namely: junction box improper connection, conduit rusted, wires exposed, wire hanging, PVC pipe used to house electrical connection is broken	Underground Parking Area	Closed
20	The electrical fixtures are not maintained in good working order. Namely: light bulbs burned out, missing bulbs	Underground Parking Area	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely: Missing junction box covers, transformer box cover at parking spot 26	Underground Parking Area	Closed
22	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: concrete crown molding broken	Underground Parking Area	Closed
23	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concrete delamination, rebar showing	Underground Parking Area	Closed
24	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
25	The electrical switches are not maintained in a safe and complete condition. Namely: Missing cover on outlet used for garage door opener	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	15 168036 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-15	09-OCT-15	2-Dec-16

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Namely: frame damaged	Exterior	Closed
2	The electrical fixtures are not maintained in good working order. Namely: Ceiling lights not secured, damaged, electrical panel not secured	Exterior	Closed
3	The electrical switches are not maintained in a safe and complete condition. Namely: Switch no cover	Exterior	Closed
4	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Plaster damage	Exterior	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Exterior	Closed
6	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: Fan is not operational	Exterior	Closed
7	Lighting in a service room is provided at less than 200 lux.	Exterior	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Exterior	Closed
9	Condensation drainage or discharged onto sidewalks, walkways, driveways and entrance area or other area that is used for pedestrian or vehicular traffic is not being prevented. Namely: discharge from AC in front of store entrance	Exterior	Closed
10	Exterior window(s) with broken/cracked glass.	Exterior	Closed
11	The exterior walls and their components are not being maintained in good repair. Namely: Hole in wall, above door	Exterior	Closed
12	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
13	The heating system or unit is not in good repair and maintained in good working condition. Namely: Heater not operational	Exterior	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely: cover required for conduit	Exterior	Closed
15	The electrical fixtures are not maintained in good working order. Namely: light not secure	Exterior	Closed
16	The roof or one of its components is not weather tight. Namely: Flashing missing	Exterior	Closed
17	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Access panels not secure	Exterior	Closed
18	The building, structure and/or parts thereof are not being maintained in a structurally sound condition so as to prevent the entry of moisture that would contribute to damage, decay or deterioration. Namely: Access panels are not preserved	Exterior	Closed

19	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing bulbs	Exterior Of Building	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Exterior Of Building	Closed
21	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Concrete not maintained on treads	Exterior Of Building	Closed
22	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
23	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.	Parking Area	Closed
24	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Parking Area	Closed
25	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete delamination	Parking Area	Closed
26	The retaining wall is not being maintained in good repair.	Parking Area	Closed
27	Parking space(s) and/or similar areas not maintained. Namely: curb is deteriorated	Visitor Parking lot	Closed
28	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, Etc). Namely: AC units not secured to slab	Visitor Parking lot	Closed
29	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.	Visitors Parking lot	Closed
30	Exterior yard surface and/or similar areas not maintained Namely: concrete not maintained	Visitors Parking lot	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 168026 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-15	09-OCT-15	13-Mar-17

No. of defects contained within the Order : **68**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely: no bulbs in fixture	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely: Lights no cover	1st Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	1st Floor	Closed
4	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
5	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
6	The heating system or unit is not in good repair and maintained in good working condition. Namely: Floor baseboard radiators are damaged	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Floor	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box no cover, wires unsecured	1st Floor	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box no cover	1st Floor	Closed
12	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely: Fire Exit Door 17 not self closing or locking	2nd Floor	Closed
13	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Exit sign light not working	5th Floor	Closed
14	Door hardware/devices are not maintained in good repair. Namely: Hallway door is not self closing	14th Floor	Closed
15	Door hardware/devices are not maintained in good repair. Namely: no locking mechanism	18th Floor	Closed
16	The electrical fixtures are not maintained in a safe and complete condition. Namely: Box not mounted properly	6th Floor	Closed
17	Lighting in a storage room is provided at less than 50 lux.	B1	Closed
18	Lighting in a service room is provided at less than 200 lux.	B1	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	B1	Closed
21	Interior lighting fixtures or lamps are not maintained. Namely: No light bulb	B1	Closed

22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	B1	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: missing drain cover	B1	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely: open connections, no covers, incorrect wiring	B1	Closed
28	The electrical connections are not maintained in a safe and complete condition. Namely: missing junction box cover	B1	Closed
29	The electrical connections are not maintained in a safe and complete condition. Namely: No cover on junction box	B1	Closed
30	The electrical connections are not maintained in good working order. Namely: cable not secure	B1	Closed
31	The electrical connections are not maintained in good working order. Namely: Loose Wire(s)	B1	Closed
32	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Missing tiles, spray paint on floor	Hall	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Baseboards require painting, repair	Hall	Closed
34	Interior lighting fixtures or lamps are not maintained. Namely: Burned out light bulbs	Laundry Room	Closed
35	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
36	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
37	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
38	The smoke and/or vent stack is not maintained in good repair and/or free from defects. Namely: Roof vent cover rusted	Roof Of Building	Closed
39	The electrical connections are not maintained in a safe and complete condition. Namely: no cover plate on electrical connection inside Air Makeup Unit	Roof Of Building	Closed
40	The property is not maintained and/or kept clean in accordance with the standards. Namely: waste and debris kept on roof	Roof Of Building	Closed
41	The roof or one of its components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Flashing missing	Roof Of Building	Closed
42	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Catwalk does not have a guard	Roof Of Building	Closed
43	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Loose sheeting on Air Makeup unit	Roof Of Building	Closed
44	The exterior walls and their components are not being maintained in good repair. Namely: exposed rebar on exterior wall of elevator room	Roof Of Building	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed

46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
47	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	Closed
48	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	Closed
49	The electrical switches are not maintained in a safe and complete condition.	Roof Of Building	Closed
50	The electrical switches are not maintained in a safe and complete condition.	Roof Of Building	Closed
51	The electrical receptacle are not maintained in a safe and complete condition.	Roof Of Building	Closed
52	The electrical fixtures are not maintained in good working order. Namely: junction box and relay switches not covered	Roof Of Building	Closed
53	The electrical fixtures are not maintained in good working order. Namely: Light fixture is improperly connected	Roof Of Building	Closed
54	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing fixture, exposed wire	Stairway	Closed
55	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	Closed
56	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint does not match	Stairway	Closed
57	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.	Throughout	Closed
58	The electrical connections are not maintained in a safe and complete condition. Namely: no cover on junction box, missing breakers (fillers), caps in box on 3rd floor	Throughout Building	Closed
59	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
60	The property is not maintained and/or kept clean in accordance with the standards. Namely: electrical closets require cleaning	Throughout Building	Closed
61	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: holes, paint, markings, missing wall tiles	Throughout Building	Closed
62	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: missing ceiling tile	Throughout Building	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
64	Interior lighting fixtures or lamps are not maintained. Namely: light covers broken, burned out lights	Throughout Building	Closed
65	Interior lighting fixtures or lamps are not maintained. Namely: No bulbs installed, burned out bulbs.	Throughout Building	Closed
66	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
67	Ceiling not maintained clean. Namely: Ceiling tile marked with water stain	Throughout Building	Closed
68	Door hardware/devices are not installed. Namely: missing door handles, locks, striker on north stairwell	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.**