

**MLS Building Audit Program - Details**

**Property Address : 77 DAVISVILLE AVE**

Legal Description: PLAN 799 YORK LOTS 6 TO 9 49 TO 53 PT LOTS 3 TO 5 10 A1

Roll No. : 1904103070014010000

Building : **77 DAVISVILLE AVE**

**Report Date : January 17, 2020**

**Building Audit Date : June 12, 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 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	13 187485 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-13	09-OCT-15	100.00%
2	Property Standards	13 187598 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	29-OCT-13	100.00%
3	Property Standards	13 188933 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	18-DEC-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	13 187598 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	29-OCT-13	30-Oct-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Closed
2	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 Of Building	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely repair garbage screening.	Exterior Of Building	Closed
4	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Throughout Building	Closed
5	Exterior window(s) with broken/cracked glass.	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	13 187485 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-13	09-OCT-15	29-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	3rd Underground Parking Level	Closed
2	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	3rd Underground Parking Level	Closed
3	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.	3rd Underground Parking Level	Closed
4	The parking or storage garage does not have a designated safe-exit route.	3rd Underground Parking Level	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited too missing or damage floor drains and flooring where required.	Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates and loose wires.	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed
8	The walls in the parking or storage garage are not impervious to water. Namely but not limited too spots 157, 234, 175 and 168.	Underground Parking Area	Closed

9	Lighting in a garage is provided at less than 50 lux. Namely drive isles and parking spots.	Underground Parking Area	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely loose wires, missing coverplates, all connections.	Work Shop	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 188933 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	18-DEC-13	19-Feb-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition, namely clean behind laundry machines	Laundry Room	Closed
2	The electrical fixtures are not maintained in good working order, namely missing lens covers.	Laundry Room	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Substantially Co
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove junk.		Substantially Co
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed
7	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.		Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include water penetration.		Closed
9	The ventilation system or unit is not regularly cleaned.		Substantially Co
10	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely chicken wire.		Closed
11	The floor drain is not maintained in good repair.		Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self-closers and/or self-latching devices.		Closed
13	The electrical receptacle are not maintained in good working order, namely loose receptacles/junction boxes and missing cover plates.		Closed
14	Lighting in a service room is provided at less than 200 lux.		Substantially Co
15	Roof drainage not discharging directly into the building drain, namely ponding on roof.		Closed
16	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, namely plaster and paint where required.		Closed
17	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.		Closed
18	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.		Closed
19	Lighting in a storage room is provided at less than 50 lux.		Substantially Co

## 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.**