

MLS Building Audit Program - Details

Property Address : 795 COLLEGE ST

Legal Description: PLAN 973 LOTS 8 & 9 PT LOT 10

Roll No. : 1904043210019000000

Building : **795 COLLEGE ST**

Report Date : January 18, 2019

Building Audit Date : November 28, 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 271684 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Dec-13	30-NOV-15	100.00%
2	Property Standards	13 272157 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Dec-13	30-NOV-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
2	Property Standards	13 272157 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Dec-13	30-NOV-15	4-May-16

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Downpipe is damaged at roof level.	East Side	Closed
2	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: The roof Soffit and Fascia are damaged, rusted and paint is peeling.	East, North and West	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely: Window stone sill is damaged.	North Side	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint is peeling on stairways an on stairway guards.	South Side	Closed
5	The (verandah, porch, deck, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: Fascia and Soffit are damaged on balcony.	South Side	Closed
6	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.	South Side	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	South Side	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: paint is chipped, cracked and peeling.	South Side	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	South Side	Closed
10	Storm or screen door not maintained in good repair. Namely: No screen on door.	South Side	Closed
11	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	South Side	Closed
12	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Handrail is not secure	South Stairway	Closed
13	Immediate action has not been taken to eliminate an unsafe condition. Namely: Flower box is extending into stairway and creating an unsafe condition.	South Stairway	Closed
14	Storm or screen door not maintained in good repair. Namely: Damaged screen.	South Stairway	Closed
15	The property is not maintained and/or kept clean in accordance with the standards. Namely: Animal waste.	South Stairway	Closed
16	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. Namely: Bottom concrete step is damaged and cracked.	South Stairway	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 271684 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Dec-13	30-NOV-15	4-May-16

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely: Common area balcony access door. Repair defective hardware on door handle.	Balcony Door	Closed
2	Exterior window(s) with broken/cracked glass. Namely: Common area balcony door and 2nd floor. Window panes are cracked/broken. Repairs are required.	Balcony Door	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler Room. Repair holes in walls and ceiling.	Boiler Room	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Boiler Room. Sump pump cover is missing from the floor.	Boiler Room	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Room. Replace electrical cover plate on wall outlet.	Boiler Room	Closed
6	Exterior window(s) with broken/cracked glass. Namely: Boiler Room. Window/Frame is broken and deteriorated. Repairs required.	Boiler Room	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Boiler room door and frame needs painting. Interior and Exterior sides of door.	Boiler Room Door	Closed
8	Lighting in a service room is provided at less than 200 lux. Namely: Electrical Meter Room and Boiler Room.	Electrical Meter Room	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Electrical Meter Room. Clean and clear all debris or discarded materials from the room.	Electrical Meter Room	Closed
10	Ceiling/Walls not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical Meter Room. Repair holes in walls and ceiling. Complete drywall repair on ceiling.	Electrical Meter Room	Closed
11	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Front Entrance Door	Closed
12	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
13	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
14	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
15	The property is not maintained and/or kept clean in accordance with the standards. Namely: Remove cobwebs from ceiling areas in the stairway and boiler rooms. Also remove all combustible/discarded materials from the boiler room.	Stairway	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Peeling paint on radiators in the stairway.	Stairway	Closed
17	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting in the Stairway.	Stairway	Closed
18	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Stairway. Replace missing pickets on stairway guard.	Stairway	Closed
19	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.	Stairway	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ceiling areas where the paint finish has deteriorated or peeling requires repainting.	Stairway Ceilings	Closed
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ceiling areas where the paint finish is peeling. Repairs are required.	Stairway Ceilings	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Storage Room . Clean and clear all discarded materials and debris form the room.	Storage Room	Closed

23	Exterior window(s) with broken/cracked glass. Namely: Remove broken glass from window frame and repair.	Storage Room	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Replace all missing light fixture covers or lenses throughout the building, including the boiler room, storage room and electrical meter room.	Throughout buiding	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Top Landing Guard.	Top Landing Guard	Closed
26	Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building.	lobby	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.**