

MLS Building Audit Program - Details

Property Address : 828 SHAW ST

Legal Description: PLAN D1407 PT BLK A

Roll No. : 1904051240062000000

Building : **828 SHAW ST**

Report Date : January 18, 2019

Building Audit Date : July 23, 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 196258 PRS 00 IV	EXTERIOR - WINDOW SAFETY DEVICES	Closed	6-Aug-15	30-SEP-15	100.00%
2	Property Standards	15 196688 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-15	23-DEC-15	100.00%
3	Property Standards	15 196695 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-15	23-DEC-15	100.00%
4	Waste	15 202413 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	6-Aug-15	13-AUG-15	N/A**

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
1	Property Standards	15 196258 PRS 00 IV	EXTERIOR - WINDOW SAFETY DEVICES	Closed	6-Aug-15	30-SEP-15	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely, multiple apartments above grade have no window limiting safety devices fitted, therefore, windows were observed open more than 100 millimetres.	Dwelling units 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 196688 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-15	23-DEC-15	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair. Namely: Retaining wall adjacent to sidewalk on Leeds St. is out of plumb.	Adjacent to sidewalk	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. Namely: Repair or replace all damaged and missing window screens.	All elevations. Windows.	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Exterior Front door. Deteriorated paint finish.	Front exterior doors	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Front of building. Soffit near roof line. Paint is peeling.	Front of Building	Closed
5	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely: Canopy. Plexiglass is broken/cracked.	Front of building	Closed
6	Exterior yard surface and/or similar areas not maintained. Namely: Surface uneven, sunken area for interlocking stones to be leveled.	Front of building, interlocking stone area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely: Hanging loose wires/cables on the exterior of building.	Front of building. Exterior wall.	Closed
8	Exterior window(s) with broken/cracked glass. Repairs are required.	North side of building	Closed
9	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely, deteriorated/missing mortar in brickwork on chimney.	Roof	Closed
10	The roof or one of its components is not weather tight. Namely, tar matting is folded back on roof of stairwell emergence.	Roof	Closed
11	The smoke and/or vent stack is not maintained in good repair and/or free from defects. Namely, has a missing cap/deflector for top of chimney.	Roof	Closed
12	Exterior window or skylight not maintained in good repair. Namely, skylight has multiple broken safety glass panes, is not weather tight and has missing cap.	Roof	Closed

13	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Cracks in exterior stucco finish.	South side exterior wall	Closed
14	Exterior yard surface and/or similar areas not maintained. Namely: Surface uneven, sunken area on interlocking stones to be leveled.	South side of building	Closed
15	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: South side of building, clear discarded stones and dead branches.	South side of building	Closed
16	Exterior door has defective hardware. Namely, loose door handle.	Stairwell Access Door on Roof	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely, the stucco has broken and fallen off from the exterior two corners of the stairwell emergence area.	Stairwell Emergence area on Roof	Closed
18	Eaves trough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely, broken eaves trough on stairwell emergence area.	Stairwell emergence area on roof	Closed
19	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces. Namely, missing downpipe from eaves trough on stairwell emergence area.	Stairwell emergence area on roof	Closed
20	The electrical fixtures are not maintained in good working order. Namely: West side of building. Light fixture above door is not in good repair. Supported by a wire and missing a light bulb.	West side of building	Closed
21	The yards and /or other part of property is not being kept clean and free from accumulation of junk and refuse. Namely: Accumulation of debris and discarded materials, mattress,skid, shelving materials and flourescent light bulbs.	West side of building	Closed
22	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Broken concrete on stairs.	West side of building	Closed
23	Exterior walkway not maintained. Namely: Concrete landing area, surface is cracked.	West side of building	Closed
24	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing. Exposed electrical wires.	West side wall	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 196695 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-15	23-DEC-15	

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, door to roof, frame/threshold missing, not weather tight,	001 Roof Access Door	Closed
2	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely, interior stairs are not level or of regular width and depth together with damaged nosings presenting tripping hazard.	002 Stairs throughout Building	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, corridors, stairwells throughout building.	003 Throughout building	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, all walls in public/private/service areas throughout building.	004 Throughout Building	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, all apartment doors throughout building require properly fitted locks, door frames, thresholds, handles and repaired/refinished surfaces.	005 Throughout Building	Closed
6	The floor and every appurtenance, surface cover and finish is not maintained. Namely, floors are dirty and have missing, broken tiles, throughout building.	006 Throughout Building	Closed
7	Exterior skylight not maintained in good repair. Namely, skylight where it enters building from roof has deteriorated/missing wooden frame and is not weather tight.	007 Top Corridor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light covers throughout building.	008 Throughout Building.	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely, missing light bulbs throughout building.	009 Throughout Building.	Closed
10	Exit, public corridor or corridor is not equipped to provide illumination at an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	010 Throughout building.	Closed
11	Emergency lighting not provided in public corridor of building. Namely, emergency lighting fixture missing in 2nd Floor Corridor.	011 2nd Floor	Closed
12	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely, missing pickets and wooden handrails unfinished resulting in splinters and sharp surfaces.	012 1st/2nd Floor Rear Stairwell	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, two drain covers on Basement corridor floor that protrude from surface presenting a significant tripping hazard.	013 Basement Corridor Floor	Closed
14	Lighting in a laundry room is provided at less than 200 lux.	014 Laundry/Electrical Room	Closed
15	The electrical fixtures are not maintained in good working order. Namely, multiple wires hanging from ceiling above laundry area, should be contained in cabinets or removed if unnecessary.	015 Laundry/Electrical Room	Closed
16	The electrical fixtures are not maintained in a safe and complete condition. Namely, electrical meters and panel is not protected/separate/at safe distance from tenants.	016 Laundry/Electrical Room	Closed
17	Interior door is not a good fit in its frame. Namely, door is not hung properly and does not fit this opening.	017 Laundry/Electrical Room	Closed
18	The electrical connections are not maintained in a safe and complete condition. Loose/exposed cables above light switch in Boiler Room.	018 Boiler Room	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely live wires beside gas pipe near furnace.	019 Boiler Room	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, light fixture in boiler room has no cover and is under 7 feet.	020 Boiler Room	Closed
21	Lighting in a service room is provided at less than 200 lux. Boiler Room light levels are inadequate.	021 Boiler Room	Closed
22	The plumbing system is not kept free from leaks or defects. Multiple corroded, leaking pipes, dripping into buckets.	022 Boiler Room	Closed

23	The plumbing system is not kept free from leaks or defects. Namely, broken pipe shut off handle (near light switch)	023 Boiler Room	Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, significant drop off from main floor level to the furnace without any barrier.	024 Boiler Room	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, floor is dirty, covered in garbage, old broken pipes and junk.	025 Boiler Room	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ceiling is full of holes and appears partially collapsed near pipes.	026 Boiler Room	Closed
27	Exterior window(s) with broken/cracked glass. Namely basement window from boiler room.	027 Boiler Room	Closed
28	Interior lighting fixtures or lamps are not maintained. Namely, bulb missing in basement storage room.	028 Basement Storage Room	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, change in level of corridor floor not clearly indicated with black & white tiles masking difference - contrast colour required.	029 Corridors throughout building	Closed
30	The electrical fixtures are not maintained in a safe and complete condition. Namely, live wires protruding from top right hand side of doorway (inside) in main entrance.	030 Main Entrance (inside)	Closed
31	Ceiling not maintained clean. Namely, damaged, stained ceiling tiles in main entrance.	031 Main Entrance	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, main light in Front Entrance has no cover.	032 Main Entrance	Closed
33	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.	033 Main Entrance	Closed
34	Mailbox or mail receptacle is not maintained in good repair. Namely, Mailbox panel has missing locks on some of the doors. Mail is not secure.	034 Mailbox area at Front Door	Closed
35	The property is not being kept free of rodents, vermin, insects or other pests. Namely, observed cockroaches and ants in dwelling units and common areas.	035 Throughout 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.**