

MLS Building Audit Program - Details

Property Address : 6-8 VENDOME PL

Legal Description: PLAN M834 BLK H3

Roll No. : 1908101160002000000

Building : **6 - 8 VENDOME PL**

Report Date : January 17, 2020

Building Audit Date : March 29, 2010

**** 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 | 10 142823 PRS 00 IV | | Closed | 23-Apr-10 | 23-AUG-10 | 100.00% |
| 2 | Property Standards | 10 155308 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 23-Apr-10 | 23-AUG-10 | 100.00% |
| 3 | Property Standards | 10 155551 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS Please Reference File 2016 - 200064 PRS 00 IV | Closed | 23-Apr-10 | 20-OCT-10 | 79.17% |

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 | 10 155308 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 23-Apr-10 | 23-AUG-10 | 20-Jun-16 |

No. of defects contained within the Order : **11**

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

| Deficiency Details | | | |
|--------------------|--|-----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely graffiti on entra door to the building | 1st Floor | Closed |
| 2 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Rusted pickets on handrails near unit # 29. | 2nd Floor | Closed |
| 3 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely shoe shelf on floor near unit entrance door. | 2nd Floor | Closed |
| 4 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Building | Closed |
| 5 | 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 damaged window screen at unit #29 | Building | Closed |
| 6 | The stair, landing and every appurtenance, surface cover and finish is not maintained. Repair and refinish floors and landing areas. | Building | Closed |
| 7 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | Building | Closed |
| 8 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | Building | Closed |
| 9 | 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, namely heigh of handrails pose climability | Building | Closed |
| 10 | Guard is less than 1,070 millimetres high. | Building | Closed |
| 11 | Laundry room is not maintained in a clean and sanitary condition, namely deteriorated walls and floors, blocked laundry room vents. | Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 10 155551 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS Please Reference File 2016 - 200064 PRS 00 IV | Closed | 23-Apr-10 | 20-OCT-10 | 14-Sep-16 |

No. of defects contained within the Order : **24**

No. of defects that remain outstanding : **5**

| Deficiency Details | | | |
|--------------------|--|---------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The parking or storage garage is used to keep junk or rubbish, namely discarded materials, equipments and tires | Underground Parking Level | Closed |
| 2 | Lighting in a service room is provided at less than 200 lux., namely boiler room lighting less than 200 lux | Underground Parking Area | Closed |
| 3 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials namely spalling bricks near parking space #34 | Underground Parking Area | Open |
| 4 | The ventilation system or unit is not regularly cleaned, namely blocked vent near parking space #41 | Underground Parking Area | Closed |
| 5 | The ventilation system or unit is not kept in good repair namely broken vent cover near parking space # 22 | Underground Parking Area | Open |
| 6 | The electrical fixtures are not maintained namely cable housing not maintained in clean and sanitary condition | Underground Parking Area | Closed |
| 7 | The electrical connections are not maintained in a safe and complete condition, namely open Bell boxes | Underground Parking Area | Closed |
| 8 | The electrical connections are not maintained in a safe and complete condition, namely loose wires and cables near parking space #33 | Underground Parking Area | Closed |
| 9 | The electrical fixtures are not maintained in a safe and complete condition, namely exposed wirings and missing cover plate near parking space #44 | Underground Parking Area | Closed |
| 10 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged cover on handrail extending to garage | Underground Parking Area | Closed |
| 11 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks namely re=parge/re-finish enite garage ceilings where required | Underground Parking Area | Open |
| 12 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely paint peeling on ceiling surface. | Underground Parking Area | Open |
| 13 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely water penetration on walls near parking space #27 | Underground Parking Area | Closed |
| 14 | The electrical fixtures are not maintained in good working order, namely missing bulb(s)/light(s) near parking spaces 25 &26 | Underground Parking Area | Closed |
| 15 | The floors in the parking or storage garage are not maintained namely uneven floor surface near parking space #17 | Underground Parking Area | Closed |
| 16 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely exposed re-bars and rusted beams | Underground Parking Area | Closed |
| 17 | The electrical fixtures are not maintained in a safe and complete condition, namely missing protective covers on lighting fixtures | Underground Parking Level | Closed |
| 18 | The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. | Underground Parking Level | Closed |
| 19 | The floors in the parking or storage garage are not maintained free of holes, breaks or cracks and missing drain covers | Underground Parking Level | Closed |
| 20 | The parking or storage garage walls painted surface is not maintained in a state of good repair, namely graffiti on walls | Underground Parking Level | Closed |
| 21 | The floors in the parking garage are not maintained free of holes, breaks or cracks namely uneven surface on parking spots 19 and 20 | Underground Parking Level | Closed |
| 22 | Lighting in a garage is provided at less than 50 lux. | Underground Parking Level | Open |

| | | | |
|----|--|---------------------------|--------|
| 23 | The electrical receptacle are not maintained in a safe and complete condition, namely missing covers and exposed wires | Underground Parking Level | Closed |
| 24 | Lighting in a storage room is provided at less than 50 lux. | Underground Parking Level | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 142823 PRS 00 IV | | Closed | 23-Apr-10 | 23-AUG-10 | 19-May-17 |

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

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

| 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. | 2nd Floor | Closed |
| 2 | Dwelling unit window that is capable of being opened has no screen. Namely: Missing window screen at unit 15 and window is opened more than 4 inches. Repair broken window. Also damaged window screen at unit 23. Glass missing in storm door at unit 39. | 2nd Floor | Closed |
| 3 | The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Extreme edge of retaining wall, s/e corner, broken concrete exposing the post for the guard. Repairs are required. | Exterior | Closed |
| 4 | The retaining wall is not being maintained in good repair. Namely: Sections of retaining wall blocks are out of place/missing. In isolated areas throughout the complex. Repairs are required. | Exterior | Closed |
| 5 | The electrical connections are not maintained in a safe and complete condition. Namely: Rogers cable boxes are required to be closed throughout property. Cable Box is damaged outside unit 10. Also Cable utility box to be secured outside of unit 19, building 8. | Exterior | Closed |
| 6 | Exterior yard surface and/or similar areas not maintained. Namely: Several areas along interlocking walkways show signs of depression and uneven interlocking stones. Some Exterior drains along the walkway are blocked, due to soil erosion. Repairs are required. Also drainage grate to be leveled near unit 19. | Exterior | Closed |
| 7 | The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely: Chicken wire fencing is not permitted. Hazardous. | Exterior | Closed |
| 8 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Exterior fencing is defective through out the property due to corrosion, missing and bent picketts. Repairs/refinishing is required. Loose/defective railings should also be repaired. | Exterior | Closed |
| 9 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Fence is out of plumb adjacent to neighbouring property. Sections are corroded and deteriorating. | Exterior | Closed |
| 10 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Pressure treated wood section is missing on fence. Unit 8. | Exterior | Closed |
| 11 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Rear yard gate is broken. Repairs required. | Exterior | Closed |
| 12 | A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Required guard height is 42 inches. | Exterior | Closed |
| 13 | Height of handrail on stairs or ramp is more than the maximum 965mm Namely: Exterior stairs with 3 risers or more requires a handrail. Minimum height is 800mm | Exterior | Closed |
| 14 | 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: Hockey sticks and other discarded materials. | Exterior | Closed |
| 15 | Exterior window(s) with broken/cracked glass. Namely: Broken window, laundry room near unit 26. Also broken window at unit 10. Plywood to be removed from window at unit 35. | Exterior Of Building | Closed |
| 16 | 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: damaged window screen unit 22 & 32. | Exterior Of Building | Closed |
| 17 | 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: Clean and clear debris from the rear yard. Including plastic bags, bed sheets, curtains and discarded materials. | Exterior Of Building | Closed |
| 18 | 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: Plastic bottles, litter, dead branches, and other discarded items. | Exterior Of Building | Closed |
| 19 | Exterior yard surface and/or similar areas not maintained. Namely: Damaged concrete and bricks at unit 6. | Exterior Of Building | Closed |

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|----|--|----------------------|--------|
| 20 | The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Carpet overhanging balcony unit 12. Bicycle overhanging balcony at unit 36 | Exterior Of Building | Closed |
| 21 | Exterior window not maintained weather-tight. Namely: Flashing on 2nd floor window frame has deteriorated. | Exterior Of Building | Closed |
| 22 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Damaged conduit on wall . Not properly secured. Also bricks are missing on wall. | Exterior Of Building | Closed |
| 23 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Open key box on wall beside garage door. | Exterior Of Building | Closed |
| 24 | The exterior walls and their components are not being maintained in good repair. Namely: Evidence of discolouration (including green mould) on exterior bricks of the complex. Also spalling bricks in isolated areas. Repairs are required. | Exterior Of Building | Closed |
| 25 | The exterior walls and their components are not being maintained in good repair. Namely: spalling bricks on the wall, near the ground from units 15 to 26. Also around window near unit 21, and rear wall of unit 25. | Exterior Of Building | Closed |
| 26 | Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose and insecured cable wires on the outside of units 12, 19, 24 & 42 | Exterior Of Building | Closed |
| 27 | Immediate action has not been taken to eliminate an unsafe condition. Namely: Bicycle overhanging balcony guard. | Exterior Of Building | Closed |
| 28 | Mailbox or mail receptacle is not maintained in good repair. Namely: Repair mail boxes for units 23, 41 & 43. Building 8 | Exterior Of Building | Closed |
| 29 | The exterior surface has not been coordinated to the exterior finish of the building/structure. Namely: Plywood in window, graffiti on the wall, unit 21. | Exterior Of Building | Closed |
| 30 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Graffiti on vent cover near unit 26. Also on wall near unit 6. Remove red paint on balcony panel near unit 23. | Exterior Of Building | Closed |
| 31 | The exterior surface of the building shall be maintained free of stains. Namely: Due to discolouration and stains on the edge of balcony slabs throughout buildings 6 & 8. Refinishing/painting is required. | Exterior Of Building | Closed |
| 32 | Eavestrough, roof gutter, flashing and/or down pipe not maintained free from obstructions. Namely: Downpipe is damaged. Crushed. Repairs are required. Also repair all damaged/defective flashing throughout complex. | Exterior Of Building | Closed |
| 33 | Handrails on both sides of stair or ramp 1,100mm in width or more not provided | Exterior Of Building | Closed |
| 34 | The accessory building is not constructed and/or maintained in good repair. Namely: Make shift shed in the rear yard. To be removed. | Exterior Of Building | Closed |
| 35 | Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Defective eavestrough, leaking at unit 11A. Repairs are required. | Exterior Of Building | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**