

MLS Building Audit Program - Details

Property Address : 90 BURROWS HALL BLVD

Legal Description: PLAN M1520 BLK D PLAN M1878 BLK B

Roll No. : 1901122090001000000

Building : **90 BURROWS HALL BLVD**

Report Date : January 18, 2019

Building Audit Date : February 24, 2009

**** 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	09 111663 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Mar-09	06-APR-09	100.00%
2	Property Standards	09 111664 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Mar-09	06-APR-09	100.00%
3	Property Standards	09 111667 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Mar-09	06-APR-09	100.00%
4	Property Standards	09 114015 PRS 00 IV	REPORT ORDERS Satellite Dishes	Closed	6-Mar-09	06-APR-09	0.00%
7	Waste	09 114018 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	6-Mar-09	06-APR-09	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	09 111663 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Mar-09	06-APR-09	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware not maintained in good repair. Namely; broken door knob.	6th Floor	Closed
2	The plumbing system is not kept free from leaks or defects. Namely; main water supply valve leaking.	Basement	Closed
3	Interior lighting fixtures are not maintained. Namely; replace broken and missing lens covers.	Throughout Building	Closed
4	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; Lighting level of 50 Lux.	Throughout Building	Closed
5	Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Ontario Building Code. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)). Namely; distance from the top of electric heaters to bottom of window less than 1070 mm (42 inches)	Throughout Building	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats.	Throughout Building	Closed
7	The electrical receptacles are not maintained in good working order. Namely; missing or broken receptacle cover plates.	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	09 111664 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Mar-09	06-APR-09	8-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard surface and/or similar areas not maintained	Exterior	Closed
2	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.	Exterior	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
4	The required guard on top of the retaining wall is not maintained in good repair.	Exterior	Closed
5	Exterior garbage containment area not screened.	Exterior	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
7	Exterior window missing, namely remove all air conditioners.	Exterior	Closed
8	Exterior walkway not maintained.	Exterior	Closed
9	Exterior steps not maintained.	Exterior	Closed
10	Immediate action has not been taken to eliminate an unsafe condition, namely balcony enclosures, lights, bicycles and other materials located on balconies.	Exterior	Closed
11	The required guard(s) are not maintained in good repair.	Exterior	Closed
12	The exterior walls and their components are not being maintained in good repair, namely painting.	Exterior	Closed
13	Dwelling unit window that is capable of being opened has no screen, namely remove all air conditioners.	Throughout Building	Closed
14	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.	Throughout 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	09 111667 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Mar-09	06-APR-09	20-Jun-11

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair.	Garage	Closed
2	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
3	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service and/or utility.	Garage	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
5	The parking or storage garage ceiling are not painted white.	Garage	Closed
6	The parking or storage garage is used to keep junk or rubbish, to include inoperable or unlicensed vehicles.	Garage	Closed
7	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
8	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
9	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
10	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.	Garage	Closed
11	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.	Garage	Closed
12	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.	Garage	Closed
13	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.	Garage	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
17	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garage	Closed
18	The ventilation system or unit is not regularly cleaned.	Garage	Closed
19	The electrical receptacle are not maintained in good working order, namely missing cover plates.	Garage	Closed
20	The exterior walls and their components are not being maintained in good repair, namely paint.	Garage	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.**