

MLS Building Audit Program - Details

Property Address : 95 HAVENBROOK BLVD

Legal Description: PLAN 7141 PT BLK D

Roll No. : 190811101012600000

Building : **95 HAVENBROOK BLVD**

Report Date : January 17, 2020

Building Audit Date : November 30, 2016

**** 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	16 258648 PRS 00 IV		Closed	7-Dec-16	06-JAN-17	100.00%
2	Property Standards	16 258833 PRS 00 IV		Closed	7-Dec-16	05-SEP-17	100.00%
3	Property Standards	16 258900 PRS 00 IV		Closed	7-Dec-16	05-SEP-17	100.00%
4	Property Standards	16 259198 PRS 00 IV		Closed	7-Dec-16	07-FEB-17	100.00%
5	Property Standards	16 259375 PRS 00 IV		Closed	7-Dec-16	05-JUN-17	100.00%
6	Property Standards	16 259433 PRS 00 IV		Closed	7-Dec-16	06-JAN-17	100.00%
7	Waste	16 258598 WST 00 IV		Closed	30-Nov-16	05-DEC-16	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
6	Property Standards	16 259433 PRS 00 IV		Closed	7-Dec-16	06-JAN-17	22-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely bicycle overhanging balcony on unit 601	Throughout Building	Closed
2	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely units: 406,606,706, 407, 507, 607, 707, 805,809, 1003,1005, 1007,1104,1209 and where else required	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	16 258900 PRS 00 IV		Closed	7-Dec-16	05-SEP-17	24-Oct-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rust on guard and handrail	Exterior	Closed
3	The (verandah, porch, deck, loading dock, ramp, 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 peeling paint on balconies including: 401, 503, 601, 703, and roof slabs near 1515	Exterior Of Building	Closed
4	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; Damaged light poles	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely missing flashing on elevator roof	Roof Of 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	16 258648 PRS 00 IV		Closed	7-Dec-16	06-JAN-17	9-Jan-17

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 undue storage in service rooms including compactor, elevator, electrical and boiler room	Basement	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition	Basement	Closed
3	The property is not maintained and/or kept clean in accordance with the standards. Namely cobwebs on wall and ceiling	Basement	Closed
4	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely bricks and wood on roof	Exterior	Closed
5	Wall(s) not maintained clean. Namely pencil markings on wall between 701 and 706	Interior	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Namely undue storage in janitor room	Interior	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely cleaning of north stairwell terrazzo flooring between floor two and basement level	Interior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 258833 PRS 00 IV		Closed	7-Dec-16	05-SEP-17	23-Jan-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
2	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
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
4	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
5	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
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
7	Interior lighting fixtures or lamps are not maintained.	Garage Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 259375 PRS 00 IV		Closed	7-Dec-16	05-JUN-17	11-Jul-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely missing floor tiles	Basement	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling	Basement	Closed
3	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
4	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
5	The plumbing system is not kept free from leaks or defects. Leaking pipe	Basement	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely wornout carpet	Interior	Closed
7	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing baseboard.	North Stairwell	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 259198 PRS 00 IV		Closed	7-Dec-16	07-FEB-17	31-Jul-17

No. of defects contained within the Order : **32**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint peeling on exit door near management office	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely water stains and peeling paint on ceiling and ceiling panels including washroom in laundry room	Basement	Closed
5	The electrical fixtures are not maintained in good working order.	Basement	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
7	Door hardware/devices are not maintained in good repair. Namely broken door closure	Basement	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
9	The electrical fixtures are not maintained in good working order. Namely loose wires and hanging receptacle	Basement	Closed
10	The electrical receptacle are not maintained in good working order. Namely broken outlet	Corridor	Closed
11	The electrical fixtures are not maintained in good working order. Namely missing light fixture cover	Corridor	Closed
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint peeling around door frame	Corridor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Interior	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely burnt out bulb	Interior	Closed
15	Exterior door does not prevent the entry of vermin, rodents and/or insects.	Interior	Closed
16	Door hardware/devices are not maintained in good repair. Namely broken door closure	Interior	Closed
17	Previously finished surface(s) in the public area of the propert	Interior	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Interior	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely painting of heart near unit 902	Interior	Closed
20	Immediate action has not been taken to eliminate an unsafe condition. Namely storing of drywall	Interior	Closed
21	The floor drain is not maintained in good repair. Namely missing drain cover	Interior	Closed
22	All repairs shall be made in a good workmanlike manner. Namely stairwell floor painting not done in a workmanlike manner	Interior	Closed
23	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely door cover not on machinery	Interior	Closed
24	Wall(s) not maintained clean. Namely footprint on wall near 1001	Interior	Closed
25	The electrical receptacle are not maintained in good working order. Namely broken or missing cover plate	Interior	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint peeling and plaster popping	Interior	Closed
27	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely pencil markings on walls	Interior	Closed
28	The electrical switches are not maintained in good working order. Namely missing electrical cover plate	Interior	Closed

29	The electrical fixtures are not maintained in good working order. Namely missing cover switch	Interior	Closed
30	The electrical fixtures are not maintained in good working order. Namely hanging receptacle and broken light switch	Interior	Closed
31	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof	Closed
32	The electrical receptacle are not maintained in good working order.	Stairwell	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.**