

MLS Building Audit Program - Details

Property Address : 95 REDPATH AVE

Legal Description: PLAN 653 BLK G LOTS 7 & 8 PT LOTS 6 & 9 PLAN 694 BLK H I

Roll No. : 1904103670003000000

Building : **95 REDPATH AVE**

Report Date : January 17, 2020

Building Audit Date : March 22, 2012

**** 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	12 147335 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Apr-12	30-AUG-14	100.00%
2	Property Standards	12 153456 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Apr-12	31-OCT-12	100.00%
3	Property Standards	12 153457 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Apr-12	30-AUG-14	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
3	Property Standards	12 153457 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Apr-12	30-AUG-14	30-Aug-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
2	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
3	The electrical connections are not maintained in good working order.	Garage	Substantially Co
4	The electrical connections are not maintained in good working order.	Garage	Substantially Co
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely remove covering over ventilation grill.	Garage	Closed
6	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Closed
7	The walls and ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
8	The walls and ceilings n the parking or storage garage are not impervious to water.	Garage	Closed
9	The floors in the parking or storage garage are not impervious to water.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 147335 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Apr-12	30-AUG-14	30-Aug-14

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : elevator button.	12th Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Substantially Co
3	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Substantially Co
4	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Laundry Room	Substantially Co
5	The floor drain is not maintained in good repair, namely missing floor drain cover.	Locker Room	Substantially Co
6	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Substantially Co
7	Lighting in a service room is provided at less than 200 lux.	Mechanical Room	Substantially Co
8	Walls and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
9	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
10	The electrical receptacle are not maintained in good working order, namely missing covers, loose receptacles, etc.	Throughout Building	Closed
11	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Substantially Co
13	The stair and every appurtenance is not maintained, namely risers do not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Throughout Building	Substantially Co
14	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers and defective self closing devices.	Throughout Building	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained carpeting.	Throughout Building	Substantially Co
16	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats outside unit doors.	Throughout Building	Closed
18	Adequate ventilation has not been provided, namely on a timer	Throughout Building	Closed
19	The electrical connections are not maintained in good working order, namely re-install door(s) at bell room.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 153456 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Apr-12	31-OCT-12	31-May-13

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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(s) is not maintained in good repair. Namely paint deterioration on balcony slabs.	Exterior Of Building	Closed
2	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(s) is not maintained in good repair. Namely concrete deterioration and exposed re-bar on balcony slabs	Exterior Of Building	Closed
3	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.	Exterior Of Building	Closed
4	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, to include installtion of window air conditioner units.	Exterior Of Building	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration.	Exterior Of Building	Closed
7	Exterior door is not maintained in good repair. Namely broken/cracked glass	Exterior Of Building	Closed
8	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely guard(s) around underground parking garage ramp	Exterior Of Building	Closed
9	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
10	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 Of Building	Closed
11	Exterior yard surface and/or similar areas not maintained. Namely curbs not aligned	Exterior Of Building	Closed
12	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Substantially Co
13	Exterior garbage containment area not screened.	Exterior Of Building	Closed
14	The transparent surface is not kept reasonably clean. Namely clean transparent areas of all windows	Exterior Of Building	Substantially Co
15	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 ripped screen	Exterior Of Building	Closed
16	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Exterior Of Building	Closed
17	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(s) is not maintained in a safe condition. Namely flower boxes on balcony guards	Exterior Of Building	Closed
18	Intermediate handrails not provided between landings or greater then 1650mm apart	Exterior Of Building	Closed
19	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(s) is not maintained in good repair. Namely balcony screens/temprary sturcture	Exterior Of 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.**