

MLS Building Audit Program - Details

Property Address : 100 ROEHAMPTON AVE

Legal Description: PLAN 639 LOTS 6 TO 9

Roll No. : 1904104180041000000

Building : 100 ROEHAMPTON AVE -- S2201

Report Date : May 11, 2012

Building Audit Date : February 01, 2011

**** 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 May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Fence	11 123954 FEN 00 IV	FENCING INVESTIGATION	Closed	14-Feb-11	16-MAY-11	100.00%
2	Property Standards	11 118508 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Feb-11	13-JUN-11	100.00%
3	Property Standards	11 118549 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Feb-11	16-MAY-11	80.00%
4	Property Standards	11 118576 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Feb-11	16-MAY-11	69.23%

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
4	Property Standards	11 118576 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Feb-11	16-MAY-11	20-Jun-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	1st Underground Parking Level	Open
2	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	1st Underground Parking Level	Closed
3	Lighting in a service room is provided at less than 200 lux, namely lighting level in Hydro Volate Room	Underground Parking Area	Closed
4	Exterior door is not maintained in good repair, namely paint deterioration on door located near vehicle exit ram.	Underground Parking Area	Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely exposed re-bar.	Underground Parking Area	Open
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely paint deterioration on ceiling.	Underground Parking Area	Open
7	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks, namely concrete deterioration at bottom of columns.	Underground Parking Area	Open
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The parking or storage garage is used to keep junk or rubbish, to include all service rooms located in underground parking garage	Underground Parking Area	Closed
11	The electrical switches are not maintained in a safe and complete condition, namely rusted electrical boxes, panels, conduits and fixtures in all service room and storage rooms located in underground parking garage,	Underground Parking Area	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely rusted ventilation louver	Underground Parking Area	Closed
13	The electrical fixtures are not maintained in good working order.	Underground Parking Area	Closed
14	The electrical connections are not maintained in good working order, namely rusted metal conduit(s).	Underground Parking Area	Closed
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely power wash and clear floor area.	Underground Parking Area	Open
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
17	The plumbing system is not kept in good working order, namely leaking pipe(s) in sprinkler room	Underground Parking Area	Closed
18	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.	Underground Parking Area	Closed
19	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.	Underground Parking Area	Closed
20	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection, namely ventilation system not in working condition.	Underground Parking Area	Closed
21	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely paint deterioration and mold accumulation	Underground Parking Area	Open

22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely rusted door and frame.	Underground Parking Area	Closed
23	The electrical connections are not maintained in a safe and complete condition, namely open electrical box.	Underground Parking Area	Closed
24	The electrical switches are not maintained in good working order, namely rusted electrical service box.	Underground Parking Area	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely rusted/deteriorated ventilation grill near parking spot # 1.	Underground Parking Area	Closed
26	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 118549 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Feb-11	16-MAY-11	20-Jun-12

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely concrete and paint deterioration on balcony guards.	Building	Open
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 delamination on balcony guards and slabs.	Exterior	Open
3	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, namely handrails at stairwells on westside of the building.	Exterior	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 installation of window air conditioner units.	Exterior	Open
5	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	Open
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely stairwells located at west side of the building.	Exterior	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings, namely guard around swimming pool	Exterior	Closed
8	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.	Exterior	Closed
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely space between bottom of handrail and stair treads at stairwell to building located west side.	Exterior	Closed
10	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely cracked glass panel on swimming pool guard	Exterior	Closed
11	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely deteriorated flashing on concrete guard around swimming pool.	Exterior	Open
12	Exterior walkway not maintained, namely broken patio stones..	Exterior	Closed
13	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Closed
14	Exterior door is not maintained in good repair, namely cracked glass on swimming pool gate.	Exterior	Closed
15	The electrical connections are not maintained in a safe and complete condition, namely metal flashing near cable box.	Exterior	Closed
16	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
17	The roof or one of it's components is not free from dangerous accumulations of debris namely lawn chairs on roof area.	Exterior	Closed
18	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior	Closed
19	Exterior landing not maintained, namely concrete delamination on stairwells located west side of the building.	Exterior	Closed
20	The supplied facility in or on the property is not kept in a satisfactory working condition, namely parking garage ramp.	Exterior	Closed
21	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 broken/cracked glass on balcony divider.	Exterior	Closed

22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint deterioration on balcony ceiling	Exterior	Substantially Com
23	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 being maintained free from defects and/or hazards, namely planter boxes on balcony guard.	Exterior	Open
24	The exterior walls and their components are not being maintained in good repair, namely paint and concrete deterioration on exterior walls.	Exterior	Closed
25	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namey damaged metal flashing on pool guard.	Exterior	Closed
26	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition, namely enclosure under swimming pool.	Exterior	Closed
27	Exterior garbage containment area not screened, namely all bins must be kept inside the screened area, only left out on garbage pick up day.	Exterior	Closed
28	Driveway(s) and/or similar areas not maintained, namely cracks and potholes	Exterior	Closed
29	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
30	The retaining wall is not being maintained free from hazards, namely retaining wall at underground parking garage ramp.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 118508 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Feb-11	13-JUN-11	14-Jun-11

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely: Cleaners Closet. Light fixture not working.	1st Floor	Closed
2	Ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely: 2nd Flr. Cleaners Room. Secure Bell wire. Repair holes in wall.	2nd Floor	Closed
3	The electrical connections are not maintained in good working order. Namely: Basement Cleaning closet. Secure loose electrical wire. Repair hole in wall.	Basement	Closed
4	Extension cords or other extensions are used as a permanent wiring system. Namely: Work Shop Area. Remove Extension cord used as permanent connection. Repair hole in wall.	Basement	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Boiler Room. Adjacent room inside boiler room, floor surface needs cleaning.	Boiler Room	Closed
6	The electrical fixtures are not maintained in good working order. Namely: Electrical cover plate missing on wall in Boiler Room.	Boiler Room	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler Room. Exposed rebar on ceiling ledge beam.	Boiler Room	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 14th flr. Garbage Chute. Self closing device is not working. Also check all garbage chutes throughout building, make sure fire dampers are installed and self closing devices are in good working condition.	Garbage Room	Closed
9	The ventilation system or unit is not regularly cleaned. Namely: All Laundry Rooms. Inoperable vents in the laundry room need to be cleaned from dust accumulation.	Laundry Room	Closed
10	Interior door is not a good fit in its frame. Namely: Locker Room. Repair damaged locker room doors. Close off openings to service pipes and ducts in the locker room area. Remove extension cords used for permanent connection. Replace missing cover plates on electrical boxes. Repair ceiling as required.	Locker Room	Closed
11	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Remove graffiti/defacements from locker room doors.	Locker Room	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Landing and stairguard openings are greater than 100mm. Repairs are required.	Stairway	Closed
13	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. Namely: Stairguards in the stairwells are climbable. Repairs are required.	Stairway	Closed
14	Exterior window(s) with broken/cracked glass. Namely: All broken/cracked windows in the stairways and laundry rooms are required to be replaced.	Stairway	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Apartment doors that are scratched and marked require refinishing. All newly replaced apartment doors installed need to be refinished, to maintain a uniform appearance.	Throughout Building	Closed
16	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Hallway Electrical Rooms. All ceiling and floor perforations are required to be sealed or closed off.	Throughout Building	Closed
17	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Fixed Window frames in the stairway. Evidence of corrosion and surface finish deterioration. Repairs are required.	Throughout Building	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. Namely: Laundry Rooms. Ceilings and walls where the paint is peeling. Refinishing is required.	Throughout Building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Peeling paint on hallway ceilings. Refinish or repaint as required.	Throughout Building	Closed

20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Hallway Ventilation Wall Grille. Where the surface has deteriorated, refinishing/painting is required.	Throughout Building	Closed
21	Lighting in a service stairway is provided at less than 50 lux. Namely: Lighting is provided at less than 50Lux in the Stairways. Lighting upgrade is required.	Throughout Building	Closed
22	The ventilation system or unit is not regularly cleaned. Namely: Hallway Vents. All vents to be cleaned as required.	Throughout Building	Closed
23	Exit, public corridor or corridor is not equipped to provide illumination to 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. Namely: On all floors except one, lighting is provided at less than 50 Lux. A lighting upgrade is required.	Throughout Building	Closed
24	Floor and/or floor covering not kept free from stains. Namely: Remove all floor stains from hallway carpet. Replacement of carpet is also acceptable.	Throughout Building	Closed
25	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
26	The property is not maintained and/or kept clean in accordance with the standards. Namely: PH Level Room. Accumulation of furniture, discarded materials, appliances and other equipments are not stored in an acceptable manner. Clean and clear the room of these items and provide acceptable rooms for storage.		Substantially Com
27	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Concrete surface on the floor has deteriorated. Repairs are required.		Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Top Floor Washroom Area. Paint peeling on ceiling. Bulb is out on light fixture. Exhaust vent needs a proper grill cover.		Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: PH Level Room.- Ceiling tiles are missing and are not in good repair. Ceiling needs to be repaired/refinished properly to present a more aesthetic appearance.		Substantially Com
30	The mechanical ventilation system is not capable of completely changing the air in all hallway at least once per hour. Namely: Hallway ventilation does not appear to be in good repair. Hallway ventilation is required to be on 24hrs a day.		Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Repair hole in wall. Clean lint from behind machines. Replace missing and damaged ceiling tiles in basement laundry room.		Substantially Com
32	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
33	Lighting in a service room is provided at less than 200 lux. Namely: Mechanical Vent Room on the top floor. Lighting is provided at less than 200 Lux. Upgrading is required.		Closed
34	Lighting in a service room is provided at less than 200 lux. Namely: Elevator Service room, lighting level is below 200Lux. Upgrading is required.		Closed
35	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Broken Vent gilles on heating equipment. Replace missing electrical cover plates on ceiling.		Closed
36	Required handrails on stairs or ramps are less than 865mm or more than 965mm high		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.**