

MLS Building Audit Program - Details

Property Address : 80-100 TWENTY FIFTH ST

Legal Description: BF CONC PT LOT 7 RP 64R3595 PARTS 1 TO 7

Roll No. : 1919053080023000000

Building : 100 TWENTY FIFTH ST -- W0605

Report Date : May 11, 2012

Building Audit Date : March 02, 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	Property Standards	11 136828 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	11-Mar-11	04-JUN-12	95.24%
4	Property Standards	11 138736 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	11-Mar-11	04-JUN-12	21.43%

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	11 136828 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	11-Mar-11	04-JUN-12	31-May-12

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	East Side of Property	Closed
2	Exterior walkway not maintained in good repair.	East Side of Property	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely: brick spalling, mortar deteriorated, etc.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: woodwork (e.g. fascia board) and metalwork (e.g. railings, downpipes, etc.).	Exterior Of Building	Closed
5	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	Exterior Of Building	Closed
6	Dwelling unit window that is capable of being opened has no screen.	South Side of Building	Open
7	Exterior window(s) with broken/cracked glass.	South Side of Building	Closed
8	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	South Side of Building	Closed
9	Yard area(s) used for vehicular traffic are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent.	South Side of Property	Closed
10	Driveway(s) and/or similar areas not maintained in good repair.	South Side of Property	Closed
11	The yard is not landscaped to prevent unstable soil conditions or erosion. Namely: part of front yard and along driveway.	South Side of Property	Closed
12	The exterior walls and their components are not being maintained in good repair.	West Side of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: door, porch masonry wall, porch canopy roof. etc.	West Side of Building	Closed
14	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Building	Closed
16	Exit facility does not have a wall or a well-secured guard on each side.	West Side of Building	Closed
17	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: chain link fence.	West Side of Property	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, and/or other debris.	West Side of Property	Closed
19	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.	West Side of Property	Closed
20	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	West Side of Property	Closed
21	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 138736 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	11-Mar-11	04-JUN-12	31-May-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **22**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order.	1st Floor	Open
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely : Nosing is showing rust.	Basement	Open
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Newel post is missing a cap.	Basement	Open
4	The electrical connections are not maintained in good working order. Namely: Electrical and Bell wires/ cables are not secure.	Boiler Room	Open
5	Repair(s) does not reasonably match existing ceiling(s).	Boiler Room	Open
6	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
7	Communication system identifies the tenant by unit number.	Entranceway	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Open
9	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor carpets are worn.	Hall	Open
10	The floor and every appurtenance, surface cover and finish is not maintained. Namely: tiles missing in sections.	Laundry Room	Open
11	The electrical connections are not maintained in good working order. Namely: Cables are not secure.	Laundry Room	Open
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Hole in locker door.	Laundry Room	Open
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Open
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open
15	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Open
16	The property is not maintained and/or kept clean in accordance with the standards.	Laundry Room	Open
17	The property is not maintained and/or kept clean in accordance with the standards. Namely: Used as storage for bycles, garden hose...	Laundry Room	Open
18	Previously finished wall(s) is not maintained in good repair. Namely: Wood boards are damaged.	Laundry Room	Open
19	The floor and every appurtenance, surface cover and finish is not maintained.	Stairway	Open
20	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
21	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.	Stairway	Open
22	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
24	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
25	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.	Stairway	Closed

26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Open
27	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Stairway	Open
28	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 : The canopy paint is peeling, top and bottom.	West	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.**