

MLS Building Audit Program - Details

Property Address : 101-103 HUMBER BLVD

Legal Description: PLAN 2034 BLK A LOTS 1 TO 5 CON 3 FB PT LOT 38

Roll No. : 1914071210002000000

Building : 101 HUMBER BLVD

Report Date : May 11, 2012

Building Audit Date : June 18, 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 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
2	Property Standards	09 152888 PRS 00 IV	REPORT ORDERS - WINDOW AIR CONDITIONING UNITS	Order Issued	6-Aug-09	15-OCT-09	N/A**
4	Property Standards	09 153239 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-09	09-APR-10	100.00%
5	Property Standards	09 153347 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-09	15-OCT-09	100.00%
6	Property Standards	09 153430 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - GENERATOR ROOM, SERVICE AREA & COMPACTOR ROOM	Closed	6-Aug-09	15-OCT-09	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
6	Property Standards	09 153430 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - GENERATOR ROOM, SERVICE AREA & COMPACTOR ROOM	Closed	6-Aug-09	15-OCT-09	9-Sep-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Specifically 2 junction boxes not secured and missing cover plates	Compactor Room	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Specifically unused light fixture not capped in generator room.	Interior	Closed
3	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Specifically missing fire-stop in Service area by storage room	Interior	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in ceiling and plaster damage in ceiling of generator room	Interior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 153347 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-09	15-OCT-09	9-Sep-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically damaged cable chases at various locations	Exterior Of Building	Closed
2	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. specifically torn or damaged window screens at various locations.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. Specifically exposed re-bar on wall by Hydro vault	Rear	Substantially Com
4	Exterior garbage containment area not screened.	Rear	Substantially Com
5	Driveway(s) and/or similar areas not maintained. Specifically expansion joint at rear parking ramp not sealed.	Rear Yard	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	South East	Substantially Com
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. specifically minor concrete damage and deteriorated paint.	South Rear East	Closed
8	The exterior walls and their components are not being maintained in good repair. Specifically brick damage at 3rd and 7th floor levels	South Rear East	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically damaged paint finish at vent on rear of property and minor paint deterioration on walkway rails.	South Rear East	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 153239 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-09	09-APR-10	12-Apr-10

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling tile loose. Ceiling tile missing.	1st Floor	Closed
2	Ceiling tiles stained, damaged and missing.	1st Floor	Closed
3	Ceiling tiles missing in areas.	1st Floor	Closed
4	Hole in wall.	1st Floor	Closed
5	Paint on wall peeling in area.	1st Floor	Closed
6	Electrical junction box in ceiling missing cover.	1st Floor	Closed
7	Door handle loose.	1st Floor	Closed
8	Ceiling stained and damaged.	1st Floor	Closed
9	Ceiling tiles missing.	1st Floor	Closed
10	Repair does not reasonably match existing wall. Plywood used on drywall.	6th Floor	Closed
11	Ceiling light fixture. Cover missing.	7th Floor	Closed
12	Area of carpeting damaged.	7th Floor	Closed
13	Section of carpet missing.	10th Floor	Closed
14	Door on parcel box in wall damaged.	11th Floor	Closed
15	Ceiling tiles missing in areas.	14th Floor	Closed
16	Carpet seams not tight. Trip hazard.	14th Floor	Closed
17	Paint peeling, chipped and deteriorated on doors and frames along hallways.	Building	Closed
18	Doors accessing garbage chute rooms. Doors do not close completely.	Building	Closed
19	Baseboard heater covers loose and or missing.	Building	Closed
20	Ceiling ventilation cover missing.	Entranceway	Closed
21	Ceiling light fixture missing cover.	Entranceway	Closed
22	Several garbage chute rooms missing ceiling light fixture covers.	Garbage Room	Closed
23	Vent cover dirty.	Laundry Area	Closed
24	Wall tiles missing.	Laundry Area	Closed
25	Doors at 8th. and 6th. floors. Handles broken.	North	Closed
26	Doors at 8th. and 7th. floors. Handles broken.	South	Closed
27	Boxed in utility duct. Covering cracked and broken.	South	Closed
28	Doors accessing hallways. Doors do not close or latch completely.	Stairway	Closed
29	Ceiling stained, surface peeling, section missing.	Storage Room	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.**