

MLS Building Audit Program - Details

Property Address : 105 LA ROSE AVE

Legal Description: CON C PT LOT 17 RP 64R8975 PARTS 1 & 2

Roll No. : 1919024010007000000

Building : 105 LA ROSE AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 03, 2010

**** 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 | 10 169268 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 7-May-10 | 28-OCT-11 | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 169268 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 7-May-10 | 28-OCT-11 | 31-Oct-11 |

No. of defects contained within the Order : **51**

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

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Interior of Building | Closed |
| 2 | Stairwell walls require paint where repairs were made. | Interior of Building | Closed |
| 3 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Interior of Building | Closed |
| 4 | 8th floor west stairwell handrail is loose. | Interior of Building | Closed |
| 5 | West exit light not provided with a cover | Interior of Building | Closed |
| 6 | Lighting in a laundry room is provided at less than 200 lux. | Interior of Building | Closed |
| 7 | Locker rooms, maintenance rooms, storage rooms and party room contain debris on the floor | Interior of Building | Closed |
| 8 | Locker room 1 contains graffiti on walls | Interior of Building | Closed |
| 9 | The ventilation system or unit is not regularly cleaned. Ventilation vents are dirty. | Interior of Building | Closed |
| 10 | Basement corridor has missing ceiling tiles | Interior of Building | Closed |
| 11 | The ceiling tiles in party room are missing. | Interior of Building | Closed |
| 12 | The ceiling tiles in the bathroom within mens change room are missing | Interior of Building | Closed |
| 13 | The pool mechanical room has missing ceiling tiles | Interior of Building | Closed |
| 14 | The ceiling in womans dressing room is missing ceiling tiles. | Interior of Building | Closed |
| 15 | 12th floor electrical closet door is damaged. | Interior of Building | Closed |
| 16 | 2nd floor west stairwell door has loose hardware | Interior of Building | Closed |
| 17 | 6th floor garbage chute room door will not self close and latch | Interior of Building | Closed |
| 18 | 6th floor west stairwell door has loose hardware | Interior of Building | Closed |
| 19 | 8th floor electrical closet door has a broken latch | Interior of Building | Closed |
| 20 | 9th floor garbage chute door will not self close / latch. | Interior of Building | Closed |
| 21 | Main floor east stairwell door has loose hardware. | Interior of Building | Closed |
| 22 | Numerous doors in stairwells do not self close. | Interior of Building | Closed |
| 23 | Door hardware/devices are not maintained in good repair. | Interior of Building | Closed |
| 24 | The light fixture in the 14th floor garbage chute room is not secured to the ceiling | Interior of Building | Closed |
| 25 | The electrical outlet near the 4th floor elevator is broken and not provided with a face plate | Interior of Building | Closed |
| 26 | The electrical outlet near apt 1009 has a broken face plate. | Interior of Building | Closed |
| 27 | Electrical outlet on 14th floor is loose. | Interior of Building | Closed |
| 28 | 6th floor electrical closet has an electrical panel without its cover. | Interior of Building | Closed |
| 29 | Electrical switch in laundry room not provided with a face plate. | Interior of Building | Closed |
| 30 | The wood workshop light fixtures have loose wires | Interior of Building | Closed |
| 31 | The workshop light fixtures have loose wires | Interior of Building | Closed |

| | | | |
|----|---|----------------------|--------|
| 32 | 7th floor east stairwell light fixture is not working | Interior of Building | Closed |
| 33 | The bathroom lights in the mens change room are not working. | Interior of Building | Closed |
| 34 | 8th floor east stairwell light fixture is not working | Interior of Building | Closed |
| 35 | The lights in the main floor cleaners room are not maintained in working order. | Interior of Building | Closed |
| 36 | Section of lights in swimming pool area are not working | Interior of Building | Closed |
| 37 | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. | Interior of Building | Closed |
| 38 | The floor tiles at main floor steps are cracked | Interior of Building | Closed |
| 39 | Elevators do not stop flush with the floor. | Interior of Building | Closed |
| 40 | 5th floor wall near elevator has a section of wall with broken and missing baseboard | Interior of Building | Closed |
| 41 | Baseboards in stairwells are loose and missing | Interior of Building | Closed |
| 42 | The laundry room walls have deteriorated paint, missing section of tiles and holes in the ceiling. | Interior of Building | Closed |
| 43 | The walls and ceiling in main floor cleaners room have holes and deteriorated paint and plaster. | Interior of Building | Closed |
| 44 | The wall beside apt 208 and 201 has holes and broken plaster. | Interior of Building | Closed |
| 45 | The milk box door for apt 508 is broken | Interior of Building | Closed |
| 46 | 7th floor garbage chute room wall has broken tiles | Interior of Building | Closed |
| 47 | The wall around garbage chute door has damaged plaster and is dirty. | Interior of Building | Closed |
| 48 | The walls in basement bathroom have deteriorated paint | Interior of Building | Closed |
| 49 | Corridor walls have torn, loose, missing wallpaper and paint is required where repairs were made. | Interior of Building | Closed |
| 50 | Elevator doors and stairwell doors are scratched. | Interior of Building | Closed |
| 51 | 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. | Interior of Building | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**