

MLS Building Audit Program - Details

Property Address : 105 TWENTY FIFTH ST

Legal Description: PLAN 1581 PT LOTS 7 & 171

Roll No. : 1919053070002000000

Building : 105 TWENTY FIFTH ST -- W0605

Report Date : May 11, 2012

Building Audit Date : May 11, 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 194227 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-May-11	17-AUG-11	64.86%
2	Property Standards	11 194274 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-May-11	18-OCT-11	37.50%

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
2	Property Standards	11 194274 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-May-11	18-OCT-11	1-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. The canopy above front entrance has worn paint.	Exterior Of Building	Open
2	Dwelling unit window that is capable of being opened has no screen. Numerous windows do not have screens	Exterior Of Building	Open
3	The porch at rear exit has broken bricks and broken parging	Exterior Of Building	Open
4	Exterior walkway not maintained. The walkway at front entrance is cracked.	Exterior Of Building	Closed
5	The west side of the roof has a section of flashing that is missing.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. The roof flashing has paint peeling.	Roof Of Building	Open
7	The roof or one of its components is not weather tight. Roof of building is leaking.	Roof Of Building	Closed
8	The chain link fence around the property has loose sections with missing and bent rails.	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 194227 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-May-11	17-AUG-11	18-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door to front stairwell has glass panel missing.	1st Floor	Closed
2	Glass panel beside door to front stairwell has cracked glass.	1st Floor	Closed
3	Door to rear stairwell. Glass panel loose.	2nd Floor	Open
4	Electrical outlet damaged.	Basement	Closed
5	Contains waste and materials not associated with room use.	Boiler Room	Open
6	Extension cords or other extensions are used as a permanent wiring system.	Electrical Room	Closed
7	Contains waste and materials not associated with room use.	Electrical Room	Closed
8	Handrail not provided at stairs.	Electrical Room	Closed
9	Handrail missing.	Front	Closed
10	stairwell is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Front	Closed
11	Hallways are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed

12	Walls and ceilings marked, stained and dirty.	Hall	Closed
13	Door and door frames marked, stained and dirty.	Hall	Closed
14	Several doors to apartments not painted.	Hall	Open
15	Light fixture missing bulb.	Laundry Room	Open
16	Paint peeling on walls and ceilings, various locations.	Laundry Room	Open
17	Contains waste and materials not associated with room use.	Laundry Room	Open
18	Plaster damage on walls below sinks and various other locations.	Laundry Room	Closed
19	Light fixture not properly secured to ceiling.	Laundry Room	Open
20	Ceiling light fixture has no bulb.	Lobby	Closed
21	Ceiling light fixture has no cover.	Lobby	Closed
22	Ceiling light fixture has no cover.	Rear	Closed
23	Section of handrail missing between second and third floor.	Rear	Closed
24	Ceiling damaged, cracked and water stained.	Rear	Closed
25	Wall cracked.	Rear	Closed
26	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Rear	Closed
27	Walls and ceilings are marked, stained and dirty.	Stairway	Closed
28	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.	Stairway	Open
29	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.	Stairway	Open
30	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Open
31	Guard is less than 1,070 millimetres high.	Stairway	Closed
32	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Open
33	Light switch at door has no cover.	Storage Room	Open
34	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
35	Contains waste materials.	Storage Room	Closed
36	Paint peeling on walls.	Washroom	Open
37	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :105
TWENTY FIFTH ST**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**