

MLS Building Audit Program - Details

Property Address : 108 ISABELLA ST

Legal Description: CON 1 FB PT PARK LOT 6

Roll No. : 1904068470022000000

Building : 108 ISABELLA ST -- S2708

Report Date : May 11, 2012

Building Audit Date : July 22, 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 246518 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Aug-11	31-OCT-13	6.06%
2	Property Standards	11 246614 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Aug-11	30-OCT-12	35.29%
3	Property Standards	11 247101 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	5-Aug-11	06-AUG-12	70.73%

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 246614 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Aug-11	30-OCT-12	20-Jun-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Underground Parking Area	Closed
3	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
4	The parking or storage garage is used to keep junk or rubbish. Namely storage under east exit stairwell	Underground Parking Area	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely paint deterioration on walls	Underground Parking Area	Open
6	The parking or storage garage walls painted surface is not maintained in a state of good repair .Namely paint peeling on walls.	Underground Parking Area	Open
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely openings on walls	Underground Parking Area	Open
9	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 one of the ventilation fan not working.	Underground Parking Area	Open
10	The floor drain is not maintained in good repair. Namely missing/damaged drain cover	Underground Parking Area	Open
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely damaged grades at parking garage ramp exit.	Underground Parking Area	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Underground Parking Area	Closed
13	The electrical receptacle are not maintained in a safe and complete condition. Namely missing cover plate	Underground Parking Area	Open
14	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. Namely cracks and concrete deterioration on stairs.	Underground Parking Area	Closed
15	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
16	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
17	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Underground Parking Area	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 246518 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Aug-11	31-OCT-13	20-Jun-12

No. of defects contained within the Order : **33**

No. of defects that remain outstanding : **31**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 a safe condition. Namely temporary attachments and patio umbrella on balcony	Exterior	Open
2	The electrical connections are not maintained in a safe and complete condition. Namely repair/secure window air conditioner unit enclosure.	Exterior Of Building	Open
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition, to include installation of satellite dish.	Exterior Of Building	Open
4	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Open
5	The ventilation system or unit is not regularly cleaned. Namely clean and re-paint all exterior ventilation grades.	Exterior Of Building	Open
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely repair/repaint ventilation grill.	Exterior Of Building	Open
7	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Open
8	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Open
9	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 window air conditioner units.	Exterior Of Building	Open
10	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 Of Building	Open
11	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Open
12	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. Namely stairwell landings and stair guards.	Exterior Of Building	Open
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely south west exit stairwell landing guard.	Exterior Of Building	Open
14	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 , guard around south west parking garage ramp.	Exterior Of Building	Open
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres Namely stairwell landings and stair guards	Exterior Of Building	Open

16	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely secure stairwell guard.	Exterior Of Building	Open
17	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair .Namely rusted landing guard stairwell guards.	Exterior Of Building	Open
18	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 Of Building	Open
19	The electrical fixtures are not maintained in good working order. Namely damaged electrical fixture.	Exterior Of Building	Open
20	The exterior surface of the building shall be maintained free of stains. Namely lime deposits and stains on exterior walls.	Exterior Of Building	Open
21	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
22	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 paint deterioration on underside balcony ceilings	Exterior Of Building	Open
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 maintained in good repair. Namely concrete deterioration on balcony slab	Exterior Of Building	Open
24	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 pigeon screen.	Exterior Of Building	Closed
25	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 rusted balcony guard	Exterior Of Building	Open
26	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 a safe condition. Namely excessive storage on balcony.	Exterior Of Building	Open
27	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 a safe condition. Namely planter boxes on balcony guard and other hanging objects from balcony ceiling.	Exterior Of Building	Open
28	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. Namely damaged/ripped screen.	Exterior Of Building	Open
29	The surface of a window is not kept reasonably clean. Namely clean all windows(Transparent areas, frames etc)	Exterior Of Building	Open
30	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely derelict vehicle at parking spot #10, bearing provincial registration number AFSL 913.	Exterior Of Building	Open
31	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely fence not secured/damaged	Exterior Of Building	Open
32	Exterior garbage containment area not screened.	Exterior Of Building	Open
33	The electrical connections are not maintained in a safe and complete condition. Namely repair/secure window air conditioner unit enclosure.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 247101 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	5-Aug-11	06-AUG-12	6-Jun-12

No. of defects contained within the Order : **41**

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely level floor near Boiler room, there is a hump there.	Basement	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely open boxes and loose wiring.	Boiler Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely holes in the floor and missing floor draincovers.	Boiler Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Open
6	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and coverplates missing.	Electrical Room	Substantially Com
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
9	Exterior window(s) with broken/cracked glass.	Elevator	Closed
10	The electrical receptacle are not maintained in a safe and complete condition.	Hall	Closed
11	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair.	Interior of Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely missing vent grille.	Laundry Room	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls.	Laundry Room	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely broken floor draincover.	Laundry Room	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Substantially Com
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Substantially Com
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely 1st and 2nd Locker rooms pipe on floor.	Locker Room	Closed
18	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint walls.	Office	Open
20	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Open
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.	Roof Of Building	Open
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Open
23	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.	Roof Of Building	Open
24	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
25	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls where required.	Throughout Building	Closed
26	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers.	Throughout Building	Closed

27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove water tanks.	Throughout Building	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean carpet where required.	Throughout Building	Substantially Com
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely broken floor drains.	Throughout Building	Closed
30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely dwelling unit door mats.	Throughout Building	Open
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely doors not self-latching self-closing.	Throughout Building	Closed
32	Lighting in a service room is provided at less than 200 lux. Namely ALL service rooms.	Throughout Building	Open
33	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
34	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
35	The lighting fixture is not maintained in a clean condition. Namely insects.	Throughout Building	Closed
36	Interior lighting fixtures or lamps are not maintained. Namely broken, cracked or damaged light fixtures.	Throughout Building	Closed
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls and baseboards where required.	Throughout Building	Substantially Com
38	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Washroom	Closed
40	The electrical fixtures are not maintained in a safe and complete condition. Namely fixture hanging on pipe.	Work Shop	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Work Shop	Substantially Com

**Part III - Apartment Unit Activity Summary for Property Standards Orders :108
ISABELLA ST**

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

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