

MLS Building Audit Program - Details

Property Address : 109 BEECH AVE

Legal Description: PLAN 733 LOT 11 LOT 10 PT LOT 9

Roll No. : 1904093160008000000

Building : 109 BEECH AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 12, 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 174820 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-10	16-SEP-10	100.00%
2	Property Standards	10 174644 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-May-10	12-AUG-10	100.00%
3	Property Standards	10 174725 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-May-10	18-AUG-10	100.00%
5	Property Standards	10 176068 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Handrails and Landing Guards.	Closed	21-May-10	20-SEP-10	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
5	Property Standards	10 176068 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Handrails and Landing Guards.	Closed	21-May-10	20-SEP-10	21-Sep-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior Landing Guards	Substantially Com
2	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 Landing and stair guards.	Closed
3	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.	Interior Stair guards	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Landing & Stair guards	Closed
5	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.	Landing Guard adjacent to Window	Closed
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Landing Guard adjacent to Window	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 174725 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-May-10	18-AUG-10	19-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Building	Closed
2	The parking or storage garage is used to keep junk and excessive storage	Building	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely exposed wiring.	Building	Closed
4	The electrical connections are not maintained in a safe and complete condition, namely loose wires..	Building	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely uneven floors	Building	Closed
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely uneven floors.	Building	Closed
7	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely storage units.	Building	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Building	Closed
9	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely storage units	Building	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Building	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Building	Closed
12	Lighting in a garage is provided at less than 50 lux.	Building	Closed
13	Lighting in a garage is provided at less than 50 lux.	Building	Closed
14	The parking or storage garage is used to keep junk and excessive storage	Building	Closed
15	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 174820 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-10	16-SEP-10	17-Sep-10

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Metal trim on the edge of stairs are worn and show signs of corrosion. Refinishing is required.	1st Floor	Closed
2	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	1st Floor	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Deteriorated surface paint finish on doors to stairway.	2nd Floor	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall outlet.	2nd Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Interior stairway exit door. Paint stains on wired glass on door.	3rd Floor	Closed
7	Lighting in a service room is provided at less than 200 lux. Namely: Lighting levels in the boiler room is below the required 200Lux. Upgrading is required.	Boiler Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair cracks/holes in ceiling or provide access hatch.	Boiler Room	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Stored furniture and discarded combustible materials should be removed from boiler room area.	Boiler Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Loose/hanging electrical wires are required to be concealed or removed. Replace cover plate for thermostat.	Boiler Room	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated mortar joints with cracks in concrete blocks. Repairs required.	Boiler Room	Closed
12	Floor and/or floor covering not kept free from holes. Namely: Repair holes in the floor.	Boiler Room	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Repair holes in ceiling and walls in electrical Room.	Electrical Room	Closed
14	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Substantially Com
15	Floor and/or floor covering not kept free from debris or discarded materials. Namely: All materials and equipment stored in the electrical room should be cleared/cleaned.	Electrical Room	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Check rubber floor mat at the front entrance of building. Possible trip hazard.	Front	Closed
17	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
18	The ventilation system or unit is not regularly cleaned. Namely: Clean/clear ceiling vent on the lower floor corridor.	Hall	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in Ceiling in Janitors closet/washroom around pipe in ceiling. Ceiling vent needs cleaning. All discarded items and materials should be cleared from washroom.	Laundry Area	Closed
20	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
21	Lighting in a storage room is provided at less than 50 lux. Namely: Locker room, illumination is below 50Lux.	Locker Room	Closed

22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in Locker room ceiling. Vents are required to be cleaned. Also extend Lockers to enclose additional stored materials.	Locker Room	Closed
23	The property is not maintained and/or kept clean in accordance with the standards. Namely: Clear/clean debris consisting of discarded materials, mirror and blinds under lower floor stairs.	Stairway	Closed
24	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 174644 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-May-10	12-AUG-10	13-Aug-10

No. of defects contained within the Order : **25**

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

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, namely paint peeling on wooden fence.	Exterior	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
3	The electrical connections are not maintained in good working order, namely loose wires	Exterior Of Building	Closed
4	Handrail not provided for the exterior stairs that has more then three risers, namely rear exit of the building.	Exterior Of Building	Closed
5	Handrail not provided for the exterior stairs that has more then three risers, namely electrical room exit stairwell.	Exterior Of Building	Closed
6	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, namely window locking devices	Exterior Of Building	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres namely gurards near electrical room exit.	Exterior Of Building	Closed
8	Guard is less than 1,070 millimetres high, namely guards near electrical room exit.	Exterior Of Building	Closed
9	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely, cracked/damaged asphalt adjacent to wooden fence	Exterior Of Building	Closed
10	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair, namely sign east south exit garage door	Exterior Of Building	Closed
11	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property, namely broken curbs in exterior parking area	Exterior Of Building	Closed
12	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed
13	Exterior garbage containment area not screened.	Exterior Of Building	Closed
14	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely paint peeling and not secured.	Exterior Of Building	Closed
16	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
17	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
18	The exterior walls and their components are not being maintained in good repair, namely spalling brick	Exterior Of Building	Closed
19	Exterior door is not maintained in good repair, namely parking garage exit door	Exterior Of Building	Closed
20	Exterior door is not maintained in good repair, namely parking garage exit door	Exterior Of Building	Closed
21	The electrical connections are not maintained in a safe and complete condition, namely missing protective cover of cabels/wires on east side of building	Exterior Of Building	Closed
22	The electrical fixtures are not maintained in good working order, namely missing lens/cover on light fixture above exit garage door.on east side.	Exterior Of Building	Closed
23	The ventilation system or unit is not regularly cleaned, namely laundry vent cover	Exterior Of Building	Closed
24	The exterior surface of the building shall be maintained free of markings, namely markings on exterior walls.	Exterior Of Building	Closed
25	The exterior walls and their components are not being maintained in good repair, namely spalling brick near stairwell to electrical room	Exterior Of Building	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.**