

MLS Building Audit Program - Details

Property Address : 10-36 WILLOWRIDGE RD

Legal Description: PLAN M1376 PT BLK A RP 66R5195 PARTS 2 3 & 4

Roll No. : 1919037225001000000

Building : 10 WILLOWRIDGE RD

Report Date : May 11, 2012

Building Audit Date : April 23, 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
1	Property Standards	09 130300 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Apr-09	29-MAY-09	100.00%
2	Property Standards	09 130392 PRS 00 IV	REPORT ORDERS - UNDERGROUND PARKING GARAGE	Order Issued	29-Apr-09	30-APR-11	N/A**
4	Property Standards	09 131178 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Apr-09	14-MAY-10	100.00%
5	Property Standards	09 132615 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-May-09	30-APR-11	66.67%
6	Waste	09 130796 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	29-Apr-09	07-MAY-09	N/A**

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
4	Property Standards	09 131178 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Apr-09	14-MAY-10	1-Jun-09

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas does not afford safe passage. Namely; damaged concrete curbs in driveways.	Driveway	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. specifically litter in the stairwells leading from the exterior to the underground parking garage.	Exterior	Closed
3	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 dmedged/torn.missing screens on operable windows.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. specifically damaged flashing on entrance canopy to underground parking garage.	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically damaged.missing paint on cant flashing at roof level and damaged/missing paint on panel at rear wall by garbage area,	Exterior Of Building	Closed
6	Exterior garbage containment area not screened.	Rear Yard	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. specifically cable chase by rear garbage area damaged.	Rear Yard	Closed
8	The exterior walls and their components are not being maintained in good repair. Specifically paint splatter on wall by rear garbage area.	Rear Yard	Closed
9	The exterior surface has not been restored and/or resurfaced where necessary. specifically hole in pavement in playground.	Rear Yard	Closed
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Rear Yard	Closed
11	Roof decks, catwalks and/or related guards are not maintained in good repair. Specifically damaged/broken guard rail on roof catwalk to mechanical room.	Roof Of Building	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 132615 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-May-09	30-APR-11	5-May-11

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **9**

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. Specifically surface holes in the soffit - various locations,	1st Parking Level	Open
2	The parking or storage garage walls painted surface is not maintained in a state of good repair. specifically wall and column paint flaking and missing in numerous locations.	1st Parking Level	Open
3	The walls in the parking or storage garage are not impervious to water. Specifically water stains on walls by parking stall 98 and 137.	1st Parking Level	Open
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically holes in concrete walls and water penetration.	1st Parking Level	Open
5	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. More alert signs required.	1st Parking Level	Closed
6	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. More safe exit signs required.	1st Parking Level	Closed
7	The parking or storage garage does not have a designated safe-exit route. More safe exit signs required.	1st Parking Level	Closed
8	The plumbing system is not protected from freezing. Specifically damaged insulation on piping.	1st Parking Level	Closed
9	The plumbing system is not kept free from leaks or defects. Specifically standing water in Domestic Hot Water room by parking stall 105	1st Parking Level	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	1st Parking Level	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	1st Parking Level	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically paint is flaking and missing in numerous locations.	1st Parking Level	Open
13	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: unlicensed/inoperative vehicles: Black Neon by parking stall 188 ALXH 483 and Dodge Van ARDD 388 expired tag Dec. 08 by parking stall 142.	1st Parking Level	Closed
14	The parking or storage garage is used to keep junk or rubbish. Specifically the stairway leading from the parking garage to the exterior contains waste and airbourne litter.	1st Parking Level	Closed
15	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Door is in a damaged condition at stairway to exterior.	1st Parking Level	Closed
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically surface spalling of concrete and minor holes in concrete decking.	1st Parking Level	Open
17	The walls in the parking or storage garage are not impervious to water. Specifically water penetration is evident by parking stall 166 and other locations.	2nd Parking Level	Open
18	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Specifically more safe exit signs required.	2nd Parking Level	Closed
19	The electrical connections are not maintained in good working order. Specifically the junctions boxes are missing cover plates by parking stall 138 and other locations.	2nd Parking Level	Closed
20	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device. Specifically damaged doors and frames at safe exits.	2nd Parking Level	Closed

21	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	2nd Parking Level	Closed
22	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically paint - both black and white - is flaking, damaged and missing in numerous locations.	2nd Parking Level	Open
23	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: unlicensed/inoperable vehicle Green Dodge Caravan APBT 669 by parking stall 164, Green Chev van with no plates by parking stall 176 and Greyn Honda Civic temporary permit BEWM 957 - expired.	2nd Parking Level	Closed
24	The parking or storage garage does not have a designated safe-exit route. Specifically more signage required.	2nd Parking Level	Closed
25	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically paint is flaking, deteriorated and missing in numerous locations.	2nd Parking Level	Open
26	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	2nd Parking Level	Closed
27	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	2nd Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 130300 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Apr-09	29-MAY-09	1-Jun-09

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling access panel door missing.	1st Floor	Closed
2	Plaster damage on wall.	2nd Floor	Closed
3	Carpet underlay bunched up in areas. Trip hazard.	2nd Floor	Closed
4	Plaster repair on walls rough, not finished.	4th Floor	Closed
5	Fire safety speaker system. Cover loose, pulling away from wall.	4th Floor	Closed
6	Hallway door has loose knob.	5th Floor	Closed
7	Large gap above chute door.	6th Floor	Closed
8	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor.	7th Floor	Closed
9	Several ceiling light fixtures missing covers.	7th Floor	Closed
10	Wall tiles cracked, broken and missing in areas.	10th Floor	Closed
11	Service room door has hole.	10th Floor	Closed
12	Section of baseboard missing.	12th Floor	Closed
13	Door and frame not painted.	16th Floor	Closed
14	Hole through wall above door.	16th Floor	Closed
15	Ceiling tiles stained.	20th Floor	Closed
16	Electrical connection box for ceiling light fixture is mounted below ceiling, wiring accessible.	20th Floor	Closed
17	Damaged concrete on ceiling around pipes.	Basement	Closed
18	Storage of waste and debris.	Basement	Closed
19	Storage of waste and debris.	Basement	Closed
20	Some ceiling light fixtures missing.	Basement	Closed
21	Some ceiling light fixtures not operating.	Basement	Closed
22	Some ceiling light fixtures not operating.	Basement	Closed
23	Plaster on walls and ceilings damaged, deteriorated, stained and missing in areas.	Basement	Closed
24	Hole in ceiling.	Laundry Area	Closed
25	Door knob broken.	Laundry Area	Closed
26	Plaster on walls and ceilings broken and missing in areas.	Mechanical Room	Closed
27	Plaster debris in room.	Mechanical Room	Closed
28	Ventilation covers dirty.	Mechanical Room	Closed
29	Location of door stop on floor along with same color paint create trip hazard.	North	Closed
30	Ventilation system not operating.	North	Closed
31	Ceiling light covers not provided.	Room	Closed
32	Light switch cover missing.	Room	Closed
33	Washroom door broken.	Room	Closed
34	Washroom doorknob missing.	Room	Closed

35	Plaster on bulkhead damaged and stained.	Room	Closed
36	Plaster on ceiling near hallway door is damaged, loose in areas.	Room	Closed
37	Ceiling light covers not provided.	Room	Closed
38	Doors accessing various service rooms have missing, damaged or non-operating hardware.	Throughout Building	Closed
39	Hallway doors accessing stairwells not latching.	Throughout 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.**