

MLS Building Audit Program - Details

Property Address : 10 YORKWOODS GT

Legal Description: PLAN M988 BLK D

Roll No. : 1908011401222000000

Building : 10 YORKWOODS GT -- N0805 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 30, 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 232074 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Aug-10	07-SEP-10	100.00%
6	Property Standards	10 232891 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS AND GARBAGE COMPACTOR/BOILER ROOM	Closed	5-Aug-10	20-SEP-10	100.00%
7	Property Standards	10 234407 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-10	07-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
7	Property Standards	10 234407 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Aug-10	07-SEP-10	8-Sep-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Specifically doors to boiler room require repair	Boiler Room	Closed
2	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Specifically open cable box and unsecured cables	North Rear East	Substantially Com
3	Exterior door is not maintained in good repair. specifically service room door on the north face is damaged	North Side of Building	Closed
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Specifically cracked and damaged curbs	Parking Area	Substantially Com
5	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. Specifically paint is deteriorated, flaking and missing on balcony facia in numerous locations	Throughout Building	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 232891 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS AND GARBAGE COMPACTOR/BOILER ROOM	Closed	5-Aug-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	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	Boiler Room	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically accumulation of materials in the boiler room	Boiler Room	Closed
3	The electrical fixtures are not maintained in good working order. Specifically missing cover plate on junction box	Garbage Room	Closed
4	The electrical fixtures are not maintained in a safe and complete condition. Specifically light bulb out/missing in light fixture	Garbage Room	Closed
5	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 additional safe exit signs required	Underground Parking Area	Closed
6	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. Addition Alert signs required.	Underground Parking Area	Closed
7	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. Specifically panic hardware to be installed on exit doors	Underground Parking Area	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 232074 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Aug-10	07-SEP-10	8-Sep-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Carpets in corridors are stained and dirty.	Interior of Building	Closed
2	The 5th floor wall has damaged plaster	Interior of Building	Closed
3	The wall behind the dryer has broken plaster.	Interior of Building	Closed
4	Corridor walls require paint in areas.	Interior of Building	Closed
5	Stairwell walls require paint.	Interior of Building	Closed
6	The 4th floor garbage chute room door not maintained free of markings	Interior of Building	Closed
7	The door for apt 401 has chipped paint	Interior of Building	Closed
8	The laundry room walls require paint	Interior of Building	Closed
9	Laundry room has a missing light fixture	Interior of Building	Closed
10	The ventilation system or unit is not regularly cleaned.	Interior of Building	Closed
11	The ventilation system or unit is not regularly cleaned.	Interior of Building	Closed
12	Material being stored on workshop floor.	Interior of Building	Closed
13	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
14	Stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior 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.**