

**MLS Building Audit Program - Details**

**Property Address :** 111 DAVISVILLE AVE

Legal Description: PLAN 799 LOT 16 PT LOTS 11 TO 15 & 39 TO 47

Roll No. : 1904103070016000000

**Building :** 111 DAVISVILLE AVE -- S2208

**Report Date :** May 11, 2012

**Building Audit Date :** June 08, 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 214955 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-11	15-SEP-11	100.00%
2	Property Standards	11 214963 PRS 00 IV	INTERIOR COMMON ELEMENTS - HAND RAILS & GUARDS	Order Issued	17-Jun-11	14-DEC-11	0.00%
3	Property Standards	11 217002 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	17-Jun-11	13-OCT-11	96.88%
4	Property Standards	11 217005 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	17-Jun-11	13-OCT-11	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
2	Property Standards	11 214963 PRS 00 IV	INTERIOR COMMON ELEMENTS - HAND RAILS & GUARDS	Order Issued	17-Jun-11	14-DEC-11	22-May-12

No. of defects contained within the Order : **4**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open
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.	Throughout Building	Open
3	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Open
4	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 217005 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	17-Jun-11	13-OCT-11	15-May-12

No. of defects contained within the Order : **26**

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

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, namely deteriorated concrete at bulk head.	2nd Parking Level	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Substantially Com
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely deteriorated and/or damaged concrete, to include exposed reinforcing steel.	Underground Parking Area	Substantially Com
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Com
8	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
9	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
10	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black, namely unacceptable grey coloured portion.	Underground Parking Area	Closed
12	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed

13	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at box.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition, namely missing cover at conduit.	Underground Parking Area	Closed
15	The electrical connections are not maintained in a safe and complete condition, namely loose hanging wire at fan unit.	Underground Parking Area	Closed
16	The electrical connections are not maintained in a safe and complete condition, namely conduit, and open box.	Underground Parking Area	Closed
17	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Underground Parking Area	Closed
18	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely depression at slab.	Underground Parking Area	Closed
19	The floor drain is not maintained in good repair, namely damaged drain cover.	Underground Parking Area	Closed
20	The floor drain is not maintained in good repair, namely unsecured and rusted drainage grate.	Underground Parking Area	Closed
21	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Closed
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Closed
23	The walls and ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
24	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely black portion.	Underground Parking Area	Substantially Com
25	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices), namely defective self closing mechanisms at exit doors.	Underground Parking Area	Closed
26	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 217002 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	17-Jun-11	13-OCT-11	15-May-12

No. of defects contained within the Order : **32**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ventilation grate supports.	Exterior	Closed
2	The electrical fixtures are not maintained in good working order, namely damaged and unsecured light fixture.	Exterior	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent grate, to include unacceptable opening/gap.	Exterior	Closed
4	The light standard(s) supporting artificial light is not kept in good repair and in good working order, namely broken light fixture.	Exterior	Closed
5	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, to include at handrail guard bottom.	Exterior	Closed
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
8	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior	Closed
9	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.	Exterior	Closed
10	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely uneven interlock.	Exterior	Closed
11	Exterior garbage containment area not screened, namely missing gates.	Exterior	Closed
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely bent top rail at chain link fence.	Exterior	Closed
13	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely rusted chainlink fence.	Exterior	Closed
14	The exterior walls, soffits and their components, are not being maintained in good repair, weathertight condition, and impervious to water.	Exterior	Substantially Com
15	Exterior steps, not maintained, namely deteriorated and pitted concrete at stair treads.	Exterior	Closed
16	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deteriorated finish at walls, soffits and doors.	Exterior	Substantially Com
18	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deteriorated and/or damaged concrete at exterior vent unit structures.	Exterior	Substantially Com
19	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Exterior Of Building	Substantially Com
20	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unacceptable ventilation grate plywood covers.	Exterior Of Building	Closed
21	Exterior window or skylight not maintained in good repair, namely unacceptable bracket at window frame bottom.	Exterior Of Building	Closed
22	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
23	The electrical connections are not maintained in a safe and complete condition, namely damaged conduit.	Exterior Of Building	Closed

24	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.	Throughout Building	Closed
25	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.	Throughout Building	Closed
26	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed
27	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely damaged wood at garbage enclosure.		Closed
28	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.		Closed
29	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured vent grate supports.		Closed
30	The plumbing fixture(s) and/or appliance is not maintained in good repair, namely deteriorated and/or damaged drain covers and grates.		Substantially Com
31	The exterior walls and their components are not being maintained in good repair, namely deteriorated concrete at wall/soffit area.		Substantially Com
32	The yard does not have suitable ground cover to prevent recurrent ponding of water.		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 214955 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-11	15-SEP-11	17-Apr-12

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs are not being maintained free from defects/hazards, namely : Damaged nosing	3rd Floor	Closed
2	The electrical connections are not maintained in good working order, namely : Damaged duplex cover	8th Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	9th Floor	Closed
4	Wall(s) constructed for the purpose of separation is not of a gas tight construction.	11th Floor	Closed
5	The property is not maintained and/or kept clean in accordance with the standards.	11th Floor	Closed
6	Interior door not maintained in good repair.	12th Floor	Closed
7	The electrical connections are not maintained in a safe and complete condition, namely : Open wires	19th Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition, namely : Insecured panel cover	Basement	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	The electrical connections are not maintained in a safe and complete condition, namely : Electrical fixture suspended from plumbing fixture	Boiler Room	Closed
11	The floor drain is not maintained in good repair, namely : Loose drain cover	Boiler Room	Closed
12	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
13	The property has not been repaired in accordance with the standards, namely : Missing damper	Garbage Room	Closed
14	The plumbing system is not kept in good working order, namely : Plumbing leak	Ground Floor	Closed
15	The property is not maintained and/or kept clean in accordance with the standards, namely : Indiscriminate storage	Ground Floor	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely: Broken glass panels beside elevators	Hall	Closed
17	Adequate ventilation has not been provided, namely : Make-up air in hallways	Hall	Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely : Wall paper	Hall	Substantially Com
19	The electrical connections are not maintained in good working order, namely : Broken duplex cover	Laundry Room	Closed
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
21	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Locker Room	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Locker Room	Closed
23	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
24	Immediate action has not been taken to eliminate an unsafe condition, namely: Ponding of water	Locker Room	Closed
25	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires and missing cover plates	Mechanical Room	Closed
26	Lighting in a service room is provided at less than 200 lux.	Mechanical Room	Closed
27	The electrical connections are not maintained in a safe and complete condition, namely : Loose cables	Office	Substantially Com
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Office	Substantially Com

29	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely: Ventilation system and support rusted	Roof Of Building	Closed
30	The property is not maintained and/or kept clean in accordance with the standards, namely : Vegetation on roof	Roof Of Building	Closed
31	Immediate action has not been taken to eliminate an unsafe condition, namely : Climable objects beside parapet walls	Roof Of Building	Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely : Protruding pipe	Roof Of Building	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
34	Floor and/or floor covering not kept free from stains.	Stairway	Closed
35	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	Swimming Pool Room	Closed
36	Interior lighting fixtures or lamps are not maintained, namely : Missing cover	Throughout Building	Substantially Com
37	An exterior door has a defective locking mechanism.	West	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :111  
DAVISVILLE AVE**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
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.**