

MLS Building Audit Program - Details

Property Address : 1130 WILSON AVE

Legal Description: CON 4 WYS PT LOT 11 BOAKES PT LOT 3

Roll No. : 1908032310016000000

Building : 1130 WILSON AVE -- N0903

Report Date : May 11, 2012

Building Audit Date : September 14, 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 260024 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Sep-10	21-DEC-10	100.00%
2	Property Standards	10 261014 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Sep-10	21-DEC-10	100.00%
3	Property Standards	10 261153 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	22-Sep-10	02-MAY-11	40.00%

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
3	Property Standards	10 261153 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initial	22-Sep-10	02-MAY-11	1-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the balcony guards are not being maintained in good repair.	Balcony	Open
2	The balconies and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely: spalling concrete on balcony floor slabs.	Balcony	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; the sides and columns.	North	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	South	Closed
5	Exterior walkway not maintained. Namely; concrete broken.	Walkway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 261014 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Sep-10	21-DEC-10	31-Dec-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 walls painted surface is not maintained in a state of good repair.	Garage	Closed
2	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.	Garage	Closed
3	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.	Garage	Closed
4	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
5	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
6	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely: the door does not latch shut.	Garage	Closed
7	The parking or storage garage is used to keep inoperative vehicles.	Garage	Closed
8	The parking or storage garage is used to keep parts. Namely; car seats.	Garage	Closed
9	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
10	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	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 260024 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Sep-10	21-DEC-10	31-Dec-10

No. of defects contained within the Order : **43**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. namely; room not clean and organized.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; elevator door jams.	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
4	The property is not maintained and/or kept clean in accordance with the standards. Namely; room not clean and organized.	1st Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
6	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	3rd Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
8	Wall not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	5th Floor	Closed
11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	6th Floor	Closed
12	Interior lighting fixtures or lamps are not maintained.	7th Floor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
16	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
17	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Closed
19	Floor and/or floor covering not kept free from stains.	9th Floor	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Closed
21	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	9th Floor	Closed
22	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	10th Floor	Closed
23	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	10th Floor	Closed
24	Wall(s) not maintained clean.	10th Floor	Closed
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	11th Floor	Closed

26	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; some areas have paint that is peeling.	Basement	Closed
27	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely; holes in ceiling.	Basement	Closed
28	Door hardware/devices are not maintained in good repair. Namely; door does not latch shut.	Basement	Closed
29	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
30	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely; hole in wall.	Basement	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. Namely; materials stored on stair landing.	Basement	Closed
32	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
33	The ventilation system or unit is not regularly cleaned. Namely: vent grills	Garbage Room	Closed
34	Interior lighting fixtures or lamps have not been installed/maintained.	Laundry Room	Closed
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
36	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
37	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
38	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
39	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: stair and landing.	Stairway	Closed
40	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
41	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
42	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
43	The ventilation system or unit is not regularly cleaned.	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.**