

MLS Building Audit Program - Details

Property Address : 115 DOWLING AVE

Legal Description: PLAN 333 PT LOT 61 PT LOT 62 PLAN 710 PT LOT 2

Roll No. : 1904021160010000000

Building : 115 DOWLING AVE -- S1407

Report Date : May 11, 2012

Building Audit Date : February 14, 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 126064 PRS 00 IV	INTERIOR COMMON ELEMENTS - ELEVATOR - DEFECTS	Closed	16-Feb-11	20-MAY-11	100.00%
2	Property Standards	11 126513 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	24-Feb-11	17-SEP-12	24.00%
3	Property Standards	11 126523 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	24-Feb-11	31-AUG-12	65.52%
5	Property Standards	11 129100 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Expiry Date Extended	24-Feb-11	17-SEP-12	N/A**
6	Property Standards	11 129146 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	24-Feb-11	17-SEP-12	46.48%
7	Property Standards	11 130734 PRS 00 IV	EXTERIOR COMMON ELEMENTS - BALCONY GUARD DEFECTS	Closed	24-Feb-11	30-MAR-12	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	11 130734 PRS 00 IV	EXTERIOR COMMON ELEMENTS - BALCONY GUARD DEFECTS	Closed	24-Feb-11	30-MAR-12	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of 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	11 126064 PRS 00 IV	INTERIOR COMMON ELEMENTS - ELEVATOR - DEFECTS	Closed	16-Feb-11	20-MAY-11	20-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator(s) is not certified in good working order.	Elevator	Closed
2	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : One elevator is not operational.	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 126513 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	24-Feb-11	17-SEP-12	31-Aug-12

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

No. of defects that remain outstanding : **19**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained in good repair. Namely: near parking stalls #2, 3 and other locations.	Underground Parking Area	Closed
2	Floor not maintained free from trip or other hazardous condition. Namely: water ponding at parking stalls #26, 27, 28 and other locations.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
5	The parking or storage garage ceiling is not painted white. Namely: near parking stalls #13, 16, 24, 25 and other locations.	Underground Parking Area	Open
6	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
7	The parking or storage garage is used to keep machinery, vehicles, and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: vehicle in parking stall #2.	Underground Parking Area	Closed
8	The pedestrian exit door hardware is not maintained in good repair.	Underground Parking Area	Open
9	The pedestrian exit door hardware is not maintained in good repair.	Underground Parking Area	Open
10	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing (near north exit).	Underground Parking Area	Open
11	The property is not maintained and/or kept clean in accordance with the standards. Namely: floor not maintained clean.	Underground Parking Area	Open
12	The plumbing system is not kept free from leaks or defects. Namely: near parking stalls #16, 28 and other locations.	Underground Parking Area	Open
13	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: near parking stall #20.	Underground Parking Area	Open
14	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.	Underground Parking Area	Open
15	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.	Underground Parking Area	Open
16	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Open
17	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Open
18	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.	Underground Parking Area	Closed
19	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Open
20	The walls in the parking or storage garage are not impervious to water. Namely: near parking stalls #7, 8, 13, 23 and other locations.	Underground Parking Area	Open
21	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
22	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
23	Floor not maintained free from trip or other hazardous condition. Namely: sump pump cover missing.	Underground Parking Area	Open

24	Floor not maintained free from trip or other hazardous condition. Namely: sump pump cover not secured.	Underground Parking Area	Open
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	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 126523 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	24-Feb-11	31-AUG-12	31-Aug-12

No. of defects contained within the Order : **29**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supporting member(s) of attachments appurtenant to the building are not being maintained in good repair. Namely: the canopy flashing/finish above garage door entrance.	East Side of Building	Open
2	The retaining wall is not being maintained in good repair.	East Side of Building	Closed
3	The yards is not being kept clean and free from accumulation of rubbish, refuse, litter, garbage and/or other debris.	East Side of Building	Closed
4	Driveway/ramp and/or similar areas not maintained in good repair.	East Side of Building	Closed
5	Exterior window(s) with broken/cracked glass.	East Side of Building	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.	East Side of Property	Closed
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East Side of Property	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: balcony slab and balcony guard paint peeling/missing.	Exterior Of Building	Closed
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: balcony guard panels defective.	Exterior Of Building	Closed
10	The yards is not being kept clean and free from accumulation of junk, refuse, litter, garbage and/or other debris.	North Side of Building	Closed
11	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North Side of Building	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	North Side of Building	Closed
13	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North Side of Building	Closed
14	Exterior window(s) with broken/cracked glass.	North Side of Building	Closed
15	The ceiling is not maintained free of holes, breaks or cracks.	North Side of Building	Open
16	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.	North Side of Building	Closed
17	The retaining wall is not being maintained in good repair.	North Side of Building	Closed
18	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.	North Side of Property	Closed
19	Exterior door has defective hardware.	North Side of Property	Open
20	Floor not maintained free from trip or other hazardous condition. Namely: sump pump cover missing.	North Side of Property	Open
21	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	South Side of Building	Closed
22	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: vent cover missing (outside laundry room).	South Side of Building	Open
23	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: light outside laundry room exit.	South Side of Building	Open
24	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.	South Side of Building	Closed
25	Exterior garbage bin(s) covers left open.	South Side of Property	Open
26	Handrails on one side of stair less than 1,100mm in width not provided. Namely: stair outside exits.	South Side of Property	Open
27	The yard is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	South Side of Property	Closed

28	The storm drain is not being maintained free from defect. Namely: drain cover missing (outside exits).	South Side of Property	Open
29	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: garbage storage area.	South Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 129146 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	24-Feb-11	17-SEP-12	31-Aug-12

No. of defects contained within the Order : **71**

No. of defects that remain outstanding : **38**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
2	The property is not maintained and/or kept clean in accordance with the standards. Namely: Clutered.	1st Floor	Open
3	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Open
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Floor	Open
5	The electrical fixtures are not maintained in good working order. Namely: No Cover on electrical switch.	1st Floor	Open
6	The electrical fixtures are not maintained in good working order. Namely: No cover on electrical receptacle.	1st Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
8	Exterior door has deteriorated/ineffective weather-proofing, hole in door.	1st Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	1st Floor	Closed
10	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Self closer is not operational, damaged hinge.	1st Floor	Open
11	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Paint is chipped, cracked and worn.	2nd Floor	Closed
12	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Bike and shoe marks on the wall.	2nd Floor	Closed
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
15	Repair(s) does not reasonably match existing wall(s)	2nd Floor	Closed
16	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	2nd Floor	Closed
17	Repair(s) does not reasonably match existing wall(s)	3rd Floor	Open
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	3rd Floor	Closed
19	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	4th Floor	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Torn carpet.	5th Floor	Open
21	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	5th Floor	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: not closing , not locking.	7th Floor	Closed
23	Repair(s) does not reasonably match existing wall(s)	7th Floor	Closed
24	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	7th Floor	Closed
25	The property is not maintained and/or kept clean in accordance with the standards.	7th Floor	Open
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	7th Floor	Open
27	The electrical fixtures are not maintained in good working order. Namely: No cover on junction box.	8th Floor	Open
28	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely : No door hardware, not secured.	8th Floor	Open

29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
30	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: door not secured.	9th Floor	Open
31	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Basement	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: NO Cover on sump pump hole.	Basement	Open
34	The electrical fixtures are not maintained in good working order. Namely: No cover on Bell box.	Basement	Open
35	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
36	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Open
37	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Open
38	The electrical fixtures are not maintained in good working order. Namely: No cover on Junction box.	Boiler Room	Open
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Concrete base for boiler is cracked, broken and crumbling.	Boiler Room	Open
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Open
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	East	Open
42	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Open
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Open
44	The electrical fixtures are not maintained in good working order.	Elevator	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
46	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
47	Adequate ventilation has not been provided.	Hall	Open
48	The ventilation system or unit is not regularly cleaned.	Hall	Open
49	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
50	The plumbing system is not kept free from leaks or defects. Namely: Laundry tub, water tap is leaking.	Laundry Room	Closed
51	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
52	The property is not maintained and/or kept clean in accordance with the standards.	Laundry Room	Open
53	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Self closer is damaged.	Laundry Room	Closed
54	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
55	Communication system identifies the tenant by unit number.	Lobby	Open
56	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.	Lobby	Open
57	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
58	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
59	Floor and/or floor covering not kept in a clean and sanitary condition> Stairway floors are sticky.	Stairway	Closed
60	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Open
61	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.	Stairway	Closed
62	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
64	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	West	Closed

65	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	West	Open
66	Lighting in a service room is provided at less than 200 lux.	West	Open
67	The property is not maintained and/or kept clean in accordance with the standards.	West	Open
68	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	West	Closed
69	The electrical fixtures are not maintained in good working order. Namely: No cover on junction box.	West	Closed
70	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	West	Closed
71	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West	Open

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.**