

MLS Building Audit Program - Details

Property Address : 11 SHALLMAR BLVD

Legal Description: PLAN 3020 LOTS 69 TO 73

Roll No. : 1904113060004000000

Building : 11 SHALLMAR BLVD -- S2101 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 19, 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 241902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jul-11	12-JAN-12	100.00%
2	Property Standards	11 242080 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jul-11	23-SEP-11	100.00%
4	Property Standards	11 242658 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Jul-11	12-JAN-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
2	Property Standards	11 242080 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jul-11	23-SEP-11	26-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior wall at ramp to underground garage has broken concrete exposing the reinforcement bars.	Exterior Of Building	Closed
2	The exterior wall at ramp to underground garage has paint peeling.	Exterior Of Building	Closed
3	Handrail at ramp to underground garage has been removed.	Exterior Of Building	Closed
4	Driveway(s) and/or similar areas does not afford safe passage. Namely; Driveway in front yard contains pot holes	Front Yard	Closed
5	Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely; The front west side of property has a block of concrete with a piece of cut / broken fence post.	Front Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 242658 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Jul-11	12-JAN-12	12-Jan-12

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 ceiling painted surface is not maintained in a state of good repair. Areas of the ceiling require new paint.	Underground Parking Area	Closed
2	Debris being stored in parking garage.	Underground Parking Area	Closed
3	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
4	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	Closed
5	The pedestrian exit door near space 33 is not a safe exit door and should not be painted green.	Underground Parking Area	Closed
6	The parking or storage garage walls painted surface is not maintained in a state of good repair. Areas of the wall require new paint	Underground Parking Area	Closed
7	The wall at space 21 has efflorescence.	Underground Parking Area	Closed
8	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	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	11 241902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jul-11	12-JAN-12	12-Jan-12

No. of defects contained within the Order : 27

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storage room beside laundry room has a hole in the ceiling	Interior of Building	Closed
2	Basement workshop ceiling has a hole.	Interior of Building	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Interior of Building	Closed
4	Boiler room floor drains not provided with covers	Interior of Building	Closed
5	Boiler room contains debris.	Interior of Building	Closed
6	The ventilation cover in 7th floor garbage chute room is loose.	Interior of Building	Closed
7	The 6th floor garbage chute room vent cover is dirty.	Interior of Building	Closed
8	Ventilation cover at apt 309 is dirty	Interior of Building	Closed
9	The 2nd floor garbage chute room ceiling has a hole.	Interior of Building	Closed
10	3rd floor garbage chute room ceiling contains a hole.	Interior of Building	Closed
11	The ceiling near apt 511 has a hole beside the exit sign	Interior of Building	Closed
12	The 7th floor ceiling has efflorescence.	Interior of Building	Closed
13	The ceiling near apt 509 has finish that is peeling	Interior of Building	Closed
14	The ceiling near apt 309 has paint peeling	Interior of Building	Closed
15	The electrical outlets in compactor room not provided with covers.	Interior of Building	Closed
16	4th floor garbage chute room light is not working	Interior of Building	Closed
17	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
18	Numerous garbage chutes are not equipped with fire damper.	Interior of Building	Closed
19	Numerous apt doors are scratched and have chipped paint	Interior of Building	Substantially Com
20	The wallpaper in front lobby is torn and missing	Interior of Building	Closed
21	Locker room at west end of building has a hole in the ceiling	Interior of Building	Closed
22	Locker room 2 contains a hole in the ceiling	Interior of Building	Closed
23	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
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
25	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Closed
26	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.	Interior of Building	Closed
27	The electrical switch in the elevator room is not secured to the wall.	Roof 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.**