

MLS Building Audit Program - Details

Property Address : 1220 BAYVIEW AVE

Legal Description: PLAN 1042 PT LOT 482 TO 484PT

Roll No. : 1906042390004500000

Building : 1220 BAYVIEW AVE

Report Date : May 11, 2012

Building Audit Date : February 17, 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 120717 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	17-Feb-10	18-MAY-10	66.67%
2	Property Standards	10 119364 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	24-Feb-10	25-MAY-10	50.00%
5	Property Standards	10 119768 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Feb-10	25-MAY-10	14.29%

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
1	Property Standards	10 120717 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	17-Feb-10	18-MAY-10	29-Jun-11

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	1st Underground Parking Level	Open
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.	1st Underground Parking Level	Open
3	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.	1st Underground Parking Level	Open
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.	1st Underground Parking Level	Open
5	The plumbing system is not kept in good working order.	1st Underground Parking Level	Closed
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Closed
8	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	1st Underground Parking Level	Closed
9	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely concrete missing.	1st Underground Parking Level	Closed
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	1st Underground Parking Level	Closed
11	The walls in the parking or storage garage are not impervious to water. Namely spot #11.	1st Underground Parking Level	Closed
12	The parking or storage garage is used to keep junk or rubbish. Namely remove bikes, tires and other items.	1st Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 119768 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Feb-10	25-MAY-10	30-Aug-11

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface has not been restored and/or resurfaced whe	Balcony	Open
2	The exterior surface has not been restored and/or resurfaced where necessary.	Balcony	Open
3	Driveway(s) and/or similar areas not maintained. Namely; broken concrete / pot holes.	Driveway	Open
4	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.	Exterior Of Building	Open
5	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; balcony doors where required.	Exterior Of Building	Open
7	The 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. Namely; broken and or cracked concrete.	Exterior Of Building	Open
8	The 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. Namely; railings rusted.	Exterior Of Building	Open
9	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely broken glass panels.	Exterior Of Building	Open
10	The retaining wall / flower box is not being maintained in good repair.	Exterior Of Building	Closed
11	Exterior steps, not maintained.	Front	Closed
12	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Roof Of Building	Open
13	Guard with a minimum height of 1,070 millimetres has not been provided at a Roof Patio where the difference in level is more than 600 millimetres..	Roof Of Building	Open
14	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	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 119364 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	24-Feb-10	25-MAY-10	29-Aug-11

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Electrical Room	Closed
3	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans). Namely ventilation fan not operational.	Elevator	Closed
4	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely bathroom in laundry must be operational.	Laundry Room	Open
5	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster ceilings.	Laundry Room	Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely all locker rooms must be cleared and cleaned.	Locker Room	Open
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.	Roof Of Building	Open
10	Exterior window(s) with broken/cracked glass.	Stairway	Closed
11	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely one matching colour throughout not several different colours.	Stairway	Closed
12	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Open
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely to include hallways and stairways.	Throughout Building	Closed
14	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean carpets where required.	Throughout Building	Open
16	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely all hallway exit doors are not self-closing. self -latching.	Throughout Building	Substantially Com
18	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Open
19	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Open
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
21	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
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove debris .	Work Shop	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.**