

MLS Building Audit Program - Details

Property Address : 125 LAWTON BLVD

Legal Description: CON 3 FB PT LOT 21 DRUMMOND VILL UNREG PT LOT 8 ORIGINAL

Roll No. : 1904111410027000000

Building : 125 LAWTON BLVD -- S2207

Report Date : May 11, 2012

Building Audit Date : August 23, 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 262471 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	31-Aug-11	30-AUG-12	14.71%
2	Property Standards	11 262474 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	31-Aug-11	30-AUG-12	22.06%
3	Property Standards	11 262477 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	31-Aug-11	30-AUG-12	84.62%
4	Property Standards	11 265654 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Aug-11	20-OCT-11	100.00%
5	Property Standards	11 265769 PRS 00 IV	REPORT ORDERS	Closed	31-Aug-11	30-SEP-11	0.00%
6	Property Standards	11 265788 PRS 00 IV	REPORT ORDERS	Closed	31-Aug-11	30-SEP-11	0.00%

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
4	Property Standards	11 265654 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Aug-11	20-OCT-11	21-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairways	Closed
2	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairways	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Closed
5	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.	Stairways	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 262477 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extension	31-Aug-11	30-AUG-12	21-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	The property is not maintained and/or kept clean in accordance with the standards. Namely: heating units not kept clean.	Underground Parking Area	Closed
3	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
4	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
5	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
6	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	Closed
7	Lighting fixtures or lamps are not maintained in good working condition.	Underground Parking Area	Closed
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed

9	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
11	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
13	The parking or storage garage walls painted surface is not maintained in a state of good repair.	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 262471 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	31-Aug-11	30-AUG-12	3-Sep-12

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **29**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating. Namely: ventilation grilles.	East Side of Building	Closed
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: south-east garage entranceway.	East Side of Property	Open
3	Exit facility does not have a wall or a well-secured guard on each side. Namely: underground garage entranceway stairs (north-east and south-east).	East Side of Property	Closed
4	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.	East Side of Property	Open
5	The retaining wall is not being maintained in good repair.	East Side of Property	Open
6	Immediate action has not been taken to eliminate an unsafe condition. Namely: balcony hanging flower pots.	Exterior Of Building	Open
7	The stairs are not maintained in good repair. Namely: side entrance steps.	North Side of Building	Open
8	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: cable box cover missing.	North Side of Building	Open
9	Ancillary roof structure or supporting member is defective. Namely: canopy of side entrance.	North Side of Building	Open
10	The exterior walls and their components are not being maintained in good repair. Namely: exterior finish not maintained.	North Side of Building	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North Side of Building	Open
12	Exterior garbage bin(s) covers left open.	North Side of Property	Open
13	Exterior garbage containment area not screened.	North Side of Property	Open
14	The screen and/or other enclosure on the property is not being maintained in good repair. Namely: protective finish of steel beam not maintained and block walls deteriorated in garbage storage area.	North Side of Property	Open
15	Equipment/attachment appurtenant to structure is not being maintained in good repair. Namely: ventilation grilles.	North Side of Property	Open
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: metalwork (ladder, ventilation grill, etc.) on roof.	Roof Of Building	Open
17	The roof or one of its component is not maintained in good repair. Namely: roof flashing rusted/defective.	Roof Of Building	Open
18	Roof guards are not maintained in good repair. Namely: roof patio guards are defective and not anchored properly.	Roof Of Building	Open
19	The exterior walls and their components are not being maintained in good repair. Namely: exterior finish not maintained.	South Side of Building	Open
20	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	South Side of Building	Open
21	Exterior window not maintained in good repair. Namely: window sill deteriorated.	South Side of Building	Open
22	The roof or one of its component is not maintained in good repair.	South Side of Property	Closed
23	The retaining wall is not being maintained in good repair.	South Side of Property	Open
24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: exterior finish on retaining walls and garage entrance ceiling.	South Side of Property	Open
25	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	South Side of Property	Closed
26	Exterior yard surface and/or similar areas not maintained in good repair. Namely: yard by side entrance.	South Side of Property	Closed

27	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.	South Side of Property	Open
28	The electrical connections are not maintained in a safe and complete condition. Namely: garage key access wiring not protected.	South Side of Property	Open
29	The handrails and/or their supporting structural members are not maintained in good repair. Namely: stair leading from rear parking to side entrance.	South Side of Property	Open
30	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	South Side of Property	Open
31	Handrails on both sides of stair 1,100mm in width or more not provided.	West Side of Building	Open
32	Exterior steps not maintained in good repair.	West Side of Building	Open
33	Intermediate handrails on stair not provided between landings or greater than 1650 mm apart.	West Side of Building	Open
34	The fence and/or other enclosure around or on the property is not being maintained in good repair. Namely: front walkway fence not secured.	West Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 262474 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extension	31-Aug-11	30-AUG-12	1-Jun-12

No. of defects contained within the Order : **68**

No. of defects that remain outstanding : **53**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supplied piece(s) of equipment on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: telephone jack not secured.	1/F Hallway	Open
2	The floor, surface cover and finish is not maintained in good repair.	1/F Main Entrance	Open
3	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	1/F Main Lobby	Open
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Storage Room	Open
5	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not anchored properly.	1/F Storage Room	Open
6	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Storage Room	Open
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Storage Room	Open
8	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair. Namely: ceiling hatch door missing and paint peeling.	11/F Hallway	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 1101.	11/F Hallway	Open
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	11/F to PH South 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.	11/F to PH South Stairway	Open
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 206.	2/F Hallway	Open
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2/F to 3/F South Stairway	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 303.	3/F Hallway	Open
15	The floor, surface cover and finish is not maintained in good repair. Namely: carpet seams ripped by Apt 405.	4/F Hallway	Open
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4/F to 5/F South Stairway	Closed
17	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	4/F to 5/F South Stairway	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition and not free from stains. Namely: by Apt 505.	5/F Hallway	Open
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5/F to 6/F North Stairway	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and not free from stains. Namely: by Apt 602.	6/F Hallway	Open
21	Previously finished surface (ceiling) in the public area of the property is not renewed or refinished, when necessary, to maintain a similar appearance.	6/F Hallway	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6/F to 7/F North Stairway	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6/F to 7/F South Stairway	Closed
24	Previously finished surface in the public area of the property is not maintained in good repair.	6/F to 7/F South Stairway	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7/F to 8/F North Stairway	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8/F to 9/F North Stairway	Closed
27	The floor, surface cover and finish is not maintained in good repair. Namely: carpet seams ripped by Apt 907.	9/F Hallway	Open

28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 907.	9/F Hallway	Open
29	Lighting fixtures or lamps are not maintained in good working condition.	Basement Boiler Room	Open
30	The light is not kept in a safe condition. Namely: not installed securely.	Basement Boiler Room	Open
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Boiler Room	Open
32	Lighting in a service room is provided at less than 200 lux.	Basement Boiler Room	Open
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement Boiler Room	Open
34	The electrical connections are not maintained in a safe and complete condition. Namely: junction box covers missing, wiring not secured and not terminated properly.	Basement Boiler Room	Open
35	The floor, surface cover and finish is not reasonably smooth and level.	Basement Boiler Room	Open
36	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: sump pump cover missing.	Basement Boiler Room	Open
37	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement Boiler Room	Open
38	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement Boiler Room	Open
39	Exterior window(s) with broken/cracked glass.	Basement Boiler Room	Open
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Electrical Room	Open
41	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement Electrical Room	Open
42	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not terminated properly and junction box covers missing.	Basement Electrical Room	Open
43	Interior lighting fixtures or lamps are not maintained in good working condition.	Basement Electrical Room	Open
44	Floor and/or floor covering not kept in a clean and sanitary condition and not free from stains.	Basement Hallway	Open
45	Previously finished wall(s) have marks, stains, and/or other defacements. Namely: wall by elevators.	Basement Hallway	Open
46	The floor, surface cover and finish is not maintained in good repair. Namely: floor tiles missing by elevators and other locations.	Basement Hallway	Open
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Hallway	Open
48	The electrical receptacles are not maintained in a safe and complete condition. Namely: receptacles not installed securely.	Basement Laundry Room	Open
49	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement Laundry Room	Open
50	The surface of a window is not kept reasonably clean	Basement Laundry Room	Open
51	The property is not maintained and/or kept clean in accordance with the standards. Namely: floor, laundry tubs, light protection covers, etc.	Basement Laundry Room	Open
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling broken, paint peeling.	Basement Laundry Room	Open
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Laundry Room	Open
54	Window that is capable of being opened has no screen.	Basement Laundry Room	Open
55	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement Laundry Room	Open
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement Laundry Room	Open
57	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement Laundry Room	Open
58	Lighting in a laundry room is provided at less than 200 lux.	Basement Laundry Room	Open
59	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement to 1/F North Stairway	Open
60	The stairs and/or other appurtenant attachments are not maintained in good repair. Namely: nosings and treads defective.	Basement to 1/F North Stairway	Open
61	The stairs and/or other appurtenant attachments are not maintained in good repair. Namely: nosings and threads defective.	Basement to 1/F South Stairway	Open
62	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallways	Closed

63	Adequate ventilation has not been provided.	Hallways	Closed
64	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hallways	Open
65	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hallways	Closed
66	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 1201, 1203 and 1204.	PH Hallway	Open
67	Door and hardware not maintained in good repair. Namely: garbage room door.	PH Hallway	Open
68	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairways	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :125
LAWTON BLVD**

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**