

MLS Building Audit Program - Details

Property Address : 130 GOWAN AVE

Legal Description: PLAN M39 LOT 197 TO 201 PT LOT 196

Roll No. : 1906032250057500000

Building : 130 GOWAN AVE -- S2902

Report Date : May 11, 2012

Building Audit Date : June 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 222821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	28-OCT-11	95.45%
2	Property Standards	11 223214 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	28-DEC-11	0.00%
3	Property Standards	11 223313 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	30-Jun-11	28-DEC-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
2	Property Standards	11 223214 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	28-DEC-11	25-Apr-12

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 17

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Open
2	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Broken Curbing to include exit stairways.	Exterior	Open
3	The catchbasin is not being maintained free from defect and/or obstructions.	Exterior	Open
4	The ventilation system or unit is not regularly cleaned.	Exterior	Open
5	The sign(s), fastening and/or supporting members are not being maintained free from defects or faded lettering.	Exterior	Open
6	Immediate action has not been taken to eliminate an unsafe condition. Namely; loose wires.	Exterior	Open
7	Exterior garbage containment area not screened.	Exterior Of Building	Open
8	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.	Exterior Of Building	Open
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Open
10	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Open
11	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove enclosures from Balconies.	Exterior Of Building	Open
12	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior Of Building	Open
13	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.	Rear North and Exit Stairways	Open
14	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Throughout Building	Open
15	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Open
16	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Open
17	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Throughout Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 223313 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	30-Jun-11	28-DEC-11	26-Apr-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **26**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garage lighting fixtures or lamps have not been installed.	Underground Parking Area	Open
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Open
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
5	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
6	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely; clean off mold.	Underground Parking Area	Open
7	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
8	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
9	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
10	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
12	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
13	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Open
14	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Open
15	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Open
16	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
17	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
18	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
19	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
20	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.	Underground Parking Area	Open
21	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
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
23	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
24	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
25	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 222821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	28-OCT-11	2-May-12

No. of defects contained within the Order : **44**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Namely: 1st floor Electrical Room. Cover plate is missing on electrical fixture. Duplex outlet not properly attached to wall. Remove extension cords used for permanent wiring. Remove old fire extinguishers.	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: 1st floor Exit Door. Interior side of exit door needs to be painted.	1st Floor	Closed
3	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. Namely: Replace window screen in hallway near daycare.	1st Floor	Closed
4	Lighting in a service room is provided at less than 200 lux. Namely: Lighting in Electrical room is below required level.	1st Floor	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 6th Floor. Clean Bell room floor.	6th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Tiles missing on wall near elevator.	8th Floor	Closed
7	The floor drain is not maintained in good repair. Namely: Locker room. Floor drain cover is missing.	Basement	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement. Storage Room. Repair holes in wall. Install duplex properly to wall. Provide shelving as required. Clean and clear floor of dirt and debris.	Basement	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Room. Replace Electrical cover plate for light switch.	Boiler Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Boiler Room. Clean and clear all discarded materials from the floor. Remove stored fluorescent bulbs on the landing entrance to boiler Room.	Boiler Room	Closed
11	Lighting in a service room is provided at less than 200 lux. Namely: Boiler service room. Lighting levels are below the required 200Lux. Upgrading is required.	Boiler Room	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Compactor Room. Repair hole in ceiling. Remove extension cord used for permanent wiring.	Compactor Room	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Compactor Room. Remove stored items from the floor. Provide shelving as required. Paint walls in Compactor room.	Compactor Room	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 1st floor electrical room. Remove all stored materials including refrigerator. Clean and clear all discarded materials.	Electrical Room	Closed
15	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Washroom in Laundry Room. Replace missing tiles on floor.	Laundry Area	Closed
16	The plumbing system is not kept free from leaks or defects. Namely: Laundry Room Washroom. Provide Hot and cold water taps.	Laundry Room	Closed
17	Laundry room is not maintained in a clean and sanitary condition. Namely: Clean lint from behind machines. Provide access doors to open spaces in wall behind machines.	Laundry Room	Closed
18	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	Closed
19	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
20	Lighting in a storage room is provided at less than 50 lux. Namely: Locker Rooms. Existing lighting levels are below required levels. Updating is required.	Locker Room	Closed

21	Lighting in a storage room is provided at less than 50 lux. Namely: Locker Rooms. Lighting levels are below the required 50Lux.	Locker Room	Closed
22	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Locker Room. Provide a cover/cap for exposed pipe protruding from the floor in the locker room.	Locker Room	Closed
23	Exterior window(s) with broken/cracked glass. Namely: Skylight glass is broken. Repairs are required.	Roof Of Building	Closed
24	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely:Deteriorated concrete, exposed reinforcing bars, broken concrete on canopy above elevator room.	Roof Of Building	Open
25	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Catwalk and guard are in disrepair, repairs are required.	Roof Of Building	Closed
26	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Rust/corrosion on Mechanical unitd on the roof. Refinishing/painting is required.	Roof Of Building	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. Namely: Landing and Stair guards providing access to elevator room. Roof of Building.	Roof Of Building	Closed
28	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. Namely: Stairs providing access to elevator room on roof of building.	Roof Of Building	Closed
29	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: All Stairway walls/ceiling throughout the building are required to be painted.	Stairway	Closed
30	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Substantially Com
31	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor landings and stairs in the Stairway needs paintinmg.	Stairway	Open
33	Garbage chute is not maintained in a clean and odour free condition. Namely: Flush and clean garbage chute system throughout the building. Repair all defective garbage chutes throughout the building.	Throughout Building	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Clean floor in all electrical closets throughout the building.	Throughout Building	Closed
35	The ventilation system or unit is not regularly cleaned. Namely: Clean all exhaust vents and hallway vents throughout the building.	Throughout Building	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. Namely; All hallway walls and apartment doors/frames need to be repainted, throughout the building.	Throughout Building	Closed
37	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. All floor mats placed in the hallway must be removed. Trip Hazard.	Throughout Building	Closed
38	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace all missing lens covers for light fixtures throughout the building.	Throughout Building	Closed
39	Extension cords or other extensions are used as a permanent wiring system. Namely: Remove electrical cord used as permanent wiring in the elevator room.		Closed
40	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
41	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
42	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: A cap is missing on stairway post.		Closed
43	Lighting in a service hallway is provided at less than 50 lux. Namely: Lighting in hallway is below the required level. Repairs are required.		Closed
44	Lighting in a service stairway is provided at less than 50 lux. Namely: Lighting in service staiway is below the required level. Upgrading is required.		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.**