

**MLS Building Audit Program - Details**

**Property Address :** 132 CASTLEFIELD AVE

Legal Description: PLAN 734 RGE 4 PT LTS 18 &19

Roll No. : 190411470006600000

Building : 132 CASTLEFIELD AVE -- N1606

**Report Date :** May 11, 2012

**Building Audit Date :** June 13, 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 232969 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Jul-11	09-SEP-11	100.00%
2	Property Standards	11 232996 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	11-Jul-11	03-NOV-11	0.00%
3	Property Standards	11 231999 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	14-Jul-11	04-NOV-11	26.67%

**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	11 232969 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Jul-11	09-SEP-11	12-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout parking garage)	Parking Area	Closed
2	Extension cords or other extensions are used as a permanent wiring system.	Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Parking Area	Closed
4	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	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 231999 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	14-Jul-11	04-NOV-11	17-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres.	Balcony	Open
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Balcony	Open
3	Balcony slab finishes are not maintained in good repair. (Namely: Peeling protective finish on balcony slabs)	Balcony	Open
4	Exterior yard that is used as a driveway for vehicles that is surfaced with a material impervious to water is not adequately graded and drained so as to prevent the drainage of water towards buildings.	Driveway	Open
5	Required guards not constructed or maintained in accordance with Subsection 19.D. (Namely: Landing guard at top of stairway and retaining wall is less than 1070mm (42inches))	North West	Open
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North West	Closed
7	Height of the guard for the 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.	North West	Closed
8	The retaining wall is not being maintained in good repair. (Namely: Cracks and breaks located throughout wall surface)	North West	Open
9	The chimney is not maintained in good repair and free from defects. (Namely: Spalling bricks and defective mortar (repair as required))	Roof Of Building	Open
10	Roof top drain pipe not maintained free from obstructions. (namely: foliage and debris around drain pipe)	Roof Of Building	Open
11	The retaining wall is not being maintained in good repair. (Namely: Retaining wall out of plumb, cracked and broken)	South East	Open

12	The fence on the property is not being maintained in good repair. (Namely: Fence located on south east retaining wall)	South East	Open
13	The yard is not being maintained free of weeds. (Namely: Clean and clear weeds)	West Side Yard	Closed
14	The yard is not being kept clean and free from accumulation of rubbish, brush, refuse, litter, and/or other debris. (Namely: Throughout west side yard also including window wells)	West Side Yard	Closed
15	Openings in exterior wall not protected with suitable materials (Namely: Dryer ventilation cover missing)	West Side of 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	11 232996 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	11-Jul-11	03-NOV-11	10-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The treads are not maintained in good repair. (Namely: deflected tread nosing)	1st Floor	Open
2	The electrical connections are not maintained in a safe and complete condition. (Namely: Open and unprotected electrical connections in addition to improperly terminated connections)	Boiler Room	Open
3	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Open
4	Ceiling not maintained free of holes. (Namely: Ceiling perforations)	Boiler Room	Open
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
6	The property is not maintained clean in accordance with the standards. (namely: improper storage and retention of materials)	Boiler Room	Open
7	Walls not maintained free of holes. (namely: wall perforation)	Boiler Room	Open
8	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Electrical Room	Open
9	Ceiling not maintained free of holes.	Electrical Room	Open
10	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Open
11	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of cleaning supplies)	Laundry Room	Open
12	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
13	Mailboxes are not maintained in good repair. (Namely: damaged or missing locks on mail boxes)	Lobby	Open
14	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials outside of designated storage lockers)	Storage Room	Open
15	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Open
16	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
17	Immediate action has not been taken to eliminate an unsafe condition. (namely: Door mats located throughout Corridors)	Throughout Building	Open
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
20	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.	Throughout Building	Open
21	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Open
22	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
23	Exterior windows with broken/cracked glass. (Namely: Windows located throughout stairways that are cracked or broken - replace as required)	Throughout Building	Open
24	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.	Throughout Building	Open

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

	<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
	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.