

MLS Building Audit Program - Details

Property Address : 135 LAWTON BLVD

Legal Description: CON 3 FB PT LOT 21 PLAN DRUMMOND VILL UNREG PT LOT 9

Roll No. : 190411141002800000

Building : 135 LAWTON BLVD -- S2207

Report Date : May 11, 2012

Building Audit Date : June 16, 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 228243 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Jul-11	03-OCT-11	63.27%
2	Property Standards	11 228634 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Jul-11	03-OCT-11	83.33%
3	Property Standards	11 232392 PRS 00 IV	REPORT ORDERS	Order Issued	5-Jul-11	03-OCT-11	N/A**
4	Property Standards	11 228803 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	05-OCT-11	61.90%

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 228634 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Jul-11	03-OCT-11	4-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
2	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely loose and hanging wires.	Underground Parking Area	Closed
6	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
7	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
8	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Underground Parking Area	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 228803 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	05-OCT-11	20-Jun-12

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged vent cover	Exterior	Open
2	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely rusted lintels on canopy	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair, namely spalling brick	Exterior Of Building	Closed
5	The surface of a window is not kept reasonably clean	Exterior Of Building	Open
6	The surface of a window is not kept reasonably clean. Namely paint exterior on window lintels	Exterior Of Building	Closed
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
8	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape 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 over hanging planter boxes on balcony guards.	Exterior Of Building	Closed
9	The electrical fixtures are not maintained in good working order. Namely rusted/damaged electrical fixture.	Exterior Of Building	Closed
10	The exterior columns and their components are not being maintained in good repair Namely paint deterioration.	Exterior Of Building	Closed
11	The required guard on top of the retaining wall is not maintained in good repair. Namely damaged/ rusted guard.	Exterior Of Building	Open
12	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely exterior stairwell.	Exterior Of Building	Closed
13	Previously finished surface in the public area of the property is not maintained in good repair. Namely paint deterioration on underside of balcony ceiling.	Exterior Of Building	Open
14	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Closed
15	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Namely retaining wall(s) around under ground parking garage ramp.	Exterior Of Building	Open
16	The sign(s), fastening and/or supporting members are not being maintained free from defects or faded lettering. Namely faded lettering.	Exterior Of Building	Closed
17	Exterior walkway not maintained. Namely crack and holes	Exterior Of Building	Closed
18	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 to include installation of window air conditioner units	Exterior Of Building	Open
19	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.	Exterior Of Building	Open
20	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely no second handrain at south exit stairwell from underground parking garage	Exterior Of Building	Open
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint deterioration.	Exterior Of Building	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 228243 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Jul-11	03-OCT-11	29-Jun-12

No. of defects contained within the Order : **49**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and open boxes.	Electrical Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Open
3	Floor and/or floor covering not kept in a clean and sanitary condition. Namely on every floor.	Electrical Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Open
5	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Elevator	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Furnace Room	Open
8	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Names ruts and cracks.	Furnace Room	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely exposed wires and cable boxes.	Furnace Room	Closed
10	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely Door rusted out.	Furnace Room	Closed
11	Lighting in a service room is provided at less than 200 lux.	Furnace Room	Open
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Furnace Room	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Furnace Room	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garbage Room	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and open boxes.	Garbage Room	Closed
17	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely light hanging on pipe.	Garbage Room	Open
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
19	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Open
20	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines.	Laundry Room	Open
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Laundry Room	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
23	Lighting in a storage room is provided at less than 50 lux.	Laundry Room	Open
24	The electrical switches are not maintained in a safe and complete condition. Namely missing coverplate.	Laundry Room	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
27	Communication system identifies the tenant by unit number.	Lobby	Open
28	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
29	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed

30	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
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint vent housing.	Roof Of Building	Closed
32	Exterior door has deteriorated/ineffective weather-proofing. Namely rusty door, and door not a good fit in frame.	Roof Of Building	Closed
33	The exterior walls and their components are not being maintained in good repair. Namely spalling or missing brick.	Roof Of Building	Closed
34	Exterior door has defective hardware. Namely missing door closure roof access door..	Roof Of Building	Closed
35	The roof or one of its component is not free from leaks. Namely downspout missing.	Roof Of Building	Closed
36	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely all stairwells.	Roof Of Building	Open
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	Throughout Building	Closed
38	Wall(s) not maintained clean. To include baseboards.	Throughout Building	Closed
39	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
41	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 dwelling unit doors where required.	Throughout Building	Open
42	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
43	Interior lighting fixtures or lamps are not maintained. Namely missing lenscovers.	Throughout Building	Open
44	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Open
45	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
46	A window in a stairway for which the distance measured vertically between the bottom of the window and a line drawn through the outside edges of the stair nosings is less than 900 millimetres is not protected by a guard that is located approximately 900 millimetres high.	Throughout Building	Open
47	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
48	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 elevator doors all floors.	Throughout Building	Closed
49	The ventilation system or unit is not regularly cleaned. Namely clean vents in hallways.	Throughout Dwelling Unit	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.**