

MLS Building Audit Program - Details

Property Address : 141 DAVISVILLE AVE

Legal Description: PLAN 799 PT LOTS 20 TO 22 37 38 PT LOTS 23 36 39

Roll No. : 1904103070017000000

Building : 141 DAVISVILLE AVE -- S2208

Report Date : May 11, 2012

Building Audit Date : September 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 277201 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	19-JAN-12	56.41%
2	Property Standards	11 275475 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Sep-11	27-DEC-11	56.52%
3	Property Standards	11 275483 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	27-Sep-11	27-DEC-11	54.55%

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
3	Property Standards	11 275483 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	27-Sep-11	27-DEC-11	27-May-12

No. of defects contained within the Order : **11**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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..	Underground Parking Area	Open
2	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely : Missing concrete at ledge beam	Underground Parking Area	Closed
4	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Inoperative vehicles	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Underground Parking Area	Closed
6	Door not maintained in good repair, namely : Hole in door	Underground Parking Area	Closed
7	The electrical connections are not maintained in good working order, namely : Loose wires	Underground Parking Area	Open
8	The plumbing system is not kept in good working order, namely : Abandoned plumbing for fountains	Underground Parking Area	Closed
9	The plumbing system is not protected from freezing, namely: Deteriorated insulation	Underground Parking Area	Open
10	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
11	The electrical connections are not maintained in a safe and complete condition, namely : Insecured electric box	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 275475 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Sep-11	27-DEC-11	27-May-12

No. of defects contained within the Order : **23**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Open
2	Exterior walkway and curbs not maintained.	Exterior	Closed
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
4	Exterior garbage bin(s) covers left open.	Exterior	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
6	The exterior walls and their components are not being maintained in good repair, namely : Exposed rebar and delaminated concrete	Exterior	Open
7	Immediate action has not been taken to eliminate an unsafe condition, namely : Tree roots above ground causing a trip hazard	Exterior	Closed
8	The property is not maintained and/or kept clean in accordance with the standards, namely : Clogged/dirty vent shaft	Exterior	Open
9	The property has not been repaired in accordance with the standards, namely : peeling/deteriorated paint on beches	Exterior	Substantially Com
10	Exterior garbage containment area not screened.	Exterior	Substantially Com
11	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.	Exterior Of Building	Open
12	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.	Exterior Of Building	Open
13	The surface of a window is not kept reasonably clean	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair, namely : Top floor and soffit area has delaminated concrete and exposed rebars	Exterior Of Building	Open
15	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks	Exterior Of Building	Open
16	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely : Pigeon screen/enclosures	Exterior Of Building	Open
17	The balconies and/or the supporting structural members are not maintained in good repair.	Exterior Of Building	Open
18	The electrical connections are not maintained in good working order, namely : Loose wires	Exterior Of Building	Closed
19	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the conduit for cable	Exterior Of Building	Closed
20	The yard does not have suitable ground cover to prevent recurrent ponding of water.	North	Open
21	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	South	Closed
22	The sign(s) and/or sign structure(s) is not being used for the purposes intended, namely : Missing components	South	Closed
23	The retaining wall is not being maintained in good repair.	South	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 277201 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	19-JAN-12	29-Jun-12

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **17**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely garbage chute front door is bulging.	3rd Floor	Open
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing access hatch near apartment 914.	9th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in cinder block wall.	Boiler Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Compactor Room	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition	Compactor Room	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Compactor Room	Open
7	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Compactor Room	Open
8	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Elevator	Open
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Open
10	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Elevator	Open
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Elevator	Open
12	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
13	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely graffiti on walls.	Locker Room	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and hanging conduit boxes.	Locker Room	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all Locker and Storage Rooms.	Locker Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken missing or damaged ceiling tiles.	Locker Room	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken , damaged ceiling tiles.	Office	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear washroom.	Office	Open
19	Extension cords or other extensions are used as a permanent wiring system.	Office	Open
20	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Office	Open
21	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and hanging conduit box.	Room	Closed
22	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
24	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
25	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
26	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not self- closing self- latching.	Throughout Building	Closed
27	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open

28	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Throughout Building	Open
29	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. To include Hallways and all service rooms.	Throughout Building	Closed
30	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
31	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely refinish dwelling unit doors where required.	Throughout Building	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition Namely hallway carpeting.	Throughout Building	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all storage/locker rooms.	Throughout Building	Closed
35	The ventilation system or unit is not regularly cleaned. To include all service rooms hallways, and garbage chute rooms.	Throughout Building	Closed
36	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
37	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring in all service rooms.	Throughout Building	Closed
38	Lighting in a service room is provided at less than 200 lux.		Open
39	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		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.**