

MLS Building Audit Program - Details

Property Address : 145 STRATHMORE BLVD

Legal Description: PL551E PT LOT37-51 69-7688 94 CAR 15 PTS 2-9 11-1315 16 18-21 P

Roll No. : 1904085350001500000

Building : 145 STRATHMORE BLVD

Report Date : May 11, 2012

Building Audit Date : February 02, 2010

**** 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	10 114425 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	9-Feb-10	12-APR-10	82.61%
2	Property Standards	10 113277 PRS 00 IV	REPORT ORDERS Window Safety Devices	Prosecution Initiated	10-Feb-10	15-MAR-10	N/A**
3	Property Standards	10 115165 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	10-Feb-10	11-MAY-10	81.82%

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	10 115165 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	10-Feb-10	11-MAY-10	13-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water . Namely: All pot holes and damaged asphalt should be repaired in parking areas and driveways.	Exterior	Closed
2	Exterior yard surface and/or similar areas not maintained Namely: Deteriorated, broken/damaged concrete curbs should be repaired.	Exterior	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition. Namely: Fence is in disrepair/out of plumb adjacent to parking lot.	Exterior	Closed
4	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior	Closed
5	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: All damaged or missing window screens throughout the building should be repaired or replaced.	Exterior Of Building	Closed
6	Exterior window(s) with broken/cracked glass. Namely: Exterior exit door.	Exterior Of Building	Closed
7	The exterior surface of the building shall be maintained free of stains. Namely: Exterior bricks where the surface is stained or discoloured should be refinished.	Exterior Of Building	Open
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Peeling paint on the exterior underside of ledge beam throughout building.	Exterior Of Building	Open
9	Exterior door missing. Namely: Rogers cable box is missing a door cover.	Exterior Of Building	Closed
10	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.) Namely: Exterior ventilation grille- surface has deteriorated/ rusted. Refinishing is required.	Exterior Of Building	Closed
11	The sign(s) is not being maintained so that the information which is being conveyed is clearly legible. Namely: Sign has been spray painted.	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	10 114425 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	9-Feb-10	12-APR-10	15-Jun-12

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles that are water stained should be replaced.	1st Floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated surface paint finish. Peeling.	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely Walls	1st Floor	Closed
4	Exterior window(s) with broken/cracked glass. Namely: Broken glass in exterior exit door.	1st Floor	Closed
5	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely Garbage chute doors self closing mechanism	1st Floor	Closed
6	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely Self closing mechanism on garbage chute door	2nd Floor	Closed
7	The electrical receptacle are not maintained in good working order, namely : Loose receptacle plate	8th Floor	Closed
8	The floor and every appurtenance, surface cover and finish is not maintained.	9th Floor	Closed
9	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Hall	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Hall	Closed
12	Area where food is intended to be processed, prepared or manufactured is not equipped to provide illumination to a level of not less than 500 lux measured at the floor level.	Kitchen	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Area	Open
14	Lighting in a recreation room is provided at less than 100 lux.	Recreation Room	Closed
15	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
16	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely Wall	Stairway	Closed
17	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.	Stairway	Open
18	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely: Floor mats outside units creating a trip hazard	Throughout Building	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely: Door and frames including but not limited to unit numbers ; 1321, 818, 404, 309, 217 and 224	Throughout Building	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
22	The property is not kept clean in accordance with the standards.	Throughout Building	Closed
23	Lighting in a service room is provided at less than 200 lux.		Open

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.**