

MLS Building Audit Program - Details

Property Address : 14 GULLIVER RD

Legal Description: PLAN 5537 PT LOT 16

Roll No. : 1908021070121000000

Building : 14 GULLIVER RD -- W1204 -- DSALA -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 30, 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 143418 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-10	01-OCT-10	100.00%
2	Property Standards	10 143575 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-10	07-JUN-10	100.00%
10	Property Standards	10 145343 PRS 00 IV	INTERIOR COMMON ELEMENTS - MECHANICAL ROOMS AND ROOF	Closed	7-Apr-10	07-JUN-10	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	10 143575 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-10	07-JUN-10	8-Jun-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior floor at west entrance to building is cracked and lifting	Exterior Of Building	Closed
2	Iron fence on east side of building is damaged.	Exterior Of Building	Closed
3	The garbage enclosure at the rear of the property is not being maintained in good repair. The boards are missing, broken and walls not plumb.	Exterior Of Building	Closed
4	Several windows are very dirty.	Exterior Of Building	Closed
5	Exterior door is not maintained in good repair. Door leading to boiler room on east wall of building is rotted.	Exterior Of Building	Closed
6	Marble surface on front wall of the building is broken and missing.	Exterior Of Building	Closed
7	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. The rear and east walls contain graffiti.	Exterior Of Building	Closed
8	Driveways and/or similar areas does not afford safe passage. Namely; Driveway beside garbage containment area has deep ruts	Exterior Of Building	Closed
9	Basement window sills on east wall of building are rusted and have deteriorated paint	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. The west wall of the building contains holes exposing reinforcement bars.	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 143418 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-10	01-OCT-10	30-Sep-10

No. of defects contained within the Order : **24**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Hole in ceiling beside light fixture.	1st Floor	Closed
2	Tiles on wall. Paint deteriorated and missing in areas.	1st Floor	Closed
3	Wall surface cracked.	1st Floor	Closed
4	Holes and punctures in hallway door.	5th Floor	Closed
5	Covers not provided for ceiling lighting fixtures.	Building	Closed
6	Paint chipped and scratched.	Elevator	Closed
7	Garbage disposal room is not maintained in a clean and odour free condition.	Garbage Room	Closed
8	Walls and ceilings marked, marred and stained in areas.	Hall	Closed
9	Paint on walls peeling and deteriorated in areas.	Hall	Closed
10	Paint chipped and scratched.	Hall	Closed
11	Floors dirty.	Hall	Closed
12	Small area of paint peeling from ceiling near east side.	Lobby	Closed
13	Two lights not operating.	Locker Room	Closed
14	Floor dirty.	Locker Room	Closed
15	Items and debris not stored in lockers.	Locker Room	Closed
16	Floor drain missing cover.	Locker Room	Closed
17	One concrete step cracked, broken and loose.	North	Closed
18	Areas of plaster patching on walls and ceilings not painted.	North	Closed
19	Hallway door does not close completely.	North	Closed
20	Damaged plaster on walls and ceilings.	South	Closed
21	Three lower treads. Nosing rusted, bent and damaged.	South	Closed
22	Handrails on both sides of stairs not provided.	Stairway	Closed
23	Walls and ceilings are marked, marred and stained in areas.	Stairway	Closed
24	Stairwells do not provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :14
GULLIVER RD**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**