

MLS Building Audit Program - Details

Property Address : 15 SHALLMAR BLVD

Legal Description: PLAN 3020 LOTS 59 TO 63 PT LOTS 64 & 65 RP R-392 PART 1

Roll No. : 1904113060002000000

Building : 15 SHALLMAR BLVD -- S2101

Report Date : May 11, 2012

Building Audit Date : July 11, 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 237939 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Jul-11	31-MAY-12	94.59%
2	Property Standards	11 237948 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	19-Jul-11	31-MAY-12	75.00%
3	Property Standards	11 238135 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Jul-11	19-SEP-11	40.00%
5	Waste	11 238239 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	19-Jul-11	26-JUL-11	N/A**

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 237948 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	19-Jul-11	31-MAY-12	9-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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: Old boat stored beside parking stall number 1.	Underground Parking Area	Open
2	Parking garage ceiling. Areas paint peeling. Areas plaster repairs not painted. Ceiling to be painted white.	Underground Parking Area	Closed
3	Hole in ceiling at parking stall number 8.	Underground Parking Area	Closed
4	The walls in the parking or storage garage are not impervious to water. Specifically rear wall of parking stall number 1.	Underground 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 238135 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Jul-11	19-SEP-11	4-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Balcony slabs at rear of building have broken concrete exposing the reinforcement bars	Exterior Of Building	Open
2	The concrete around the top of the ramp to underground garage is broken and exposing reinforcement bars.	Exterior Of Building	Closed
3	The chimney on roof top has spalling bricks.	Exterior Of Building	Open
4	The canopy above main entrance has paint peeling	Exterior Of Building	Closed
5	The balcony slabs have deteriorated paint	Exterior Of Building	Open
6	Balcony panels have rust damage	Exterior Of Building	Open
7	The exterior handrail for ramp to underground parking garage is loose, detached and has paint peeling.	Exterior Of Building	Open
8	The windows at the front lower level of the building have deteriorated paint.	Exterior Of Building	Closed
9	The vent covers at ramp to underground parking have deteriorated paint.	Exterior Of Building	Closed
10	The fence around top of ramp to underground garage is bent and has small sections missing.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 237939 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Jul-11	31-MAY-12	9-Aug-12

No. of defects contained within the Order : **37**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door handle loose.	2nd Floor	Closed
2	Automatic door closer has arm disconnected.	2nd Floor	Closed
3	Damaged plaster on ceiling.	7th Floor	Closed
4	Two ceiling light fixtures missing covers.	Basement	Closed
5	Floor drain missing cover.	Basement	Closed
6	Light by door not operating.	Boiler Room	Closed
7	Electrical connection box on ceiling missing cover.	Boiler Room	Closed
8	Electrical connection box and conduit not properly secured. Hanging loose from wall.	Boiler Room	Closed
9	Electrical conduit connection box missing cover.	Boiler Room	Closed
10	Storage of materials not related to room use.	Compactor Room	Closed
11	Ceiling damaged near door.	Compactor Room	Closed
12	Light fixture missing bulb.	East	Closed
13	Hole in ceiling near west end.	Garage	Closed
14	Storage of materials not related to room use.	Garage	Closed
15	Ladder stored on floor of parking area.	Garage	Closed
16	Electrical box has no cover. Wall at west end.	Garage	Closed
17	Garage floor area dirty.	Garage	Closed
18	Garage floor area dirty.	Garage	Closed
19	Wall at west end has damage to drywall.	Garage	Closed
20	Hole in ceiling near west end.	Garage	Closed
21	Paint chipped, scratched, marked and marred.	Hall	Closed
22	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
23	Light not operating by entrance door A.	Locker Room	Closed
24	Ceiling damaged near entrance door A.	Locker Room	Closed
25	Ceiling light fixture hanging by wires.	Locker Room	Closed
26	Several mailboxes have locks that do not work. Several mailboxes have plastic lens missing. Mailboxes not secure.	Mail Room	Open
27	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
28	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	Closed
29	Guard is less than 1,070 millimetres high.	Stairway	Closed
30	Cracked, damaged plaster on walls.	Stairway	Closed
31	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed

32	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Open
33	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	Closed
34	Plaster patches on walls not painted.	Stairway	Closed
35	Metal door and frame rusted and rotted.	Storage Room	Closed
36	Concrete walls water eroded and damaged.	Storage Room	Closed
37	Concrete floor is water eroded and damaged.	Storage Room	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.**