

MLS Building Audit Program - Details

Property Address : 9-15 THIRTY THIRD ST

Legal Description: PLAN M9 BLK C PT LOTS 7 TO 9 BLK D LOTS 1 TO 3 PT LOT 4 & PT 1

Roll No. : 1919053200003000000

Building : 15 THIRTY THIRD ST -- W0605

Report Date : May 11, 2012

Building Audit Date : April 05, 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 165990 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	15-Apr-11	09-JUL-12	0.00%
2	Property Standards	11 169328 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	15-Apr-11	09-JUL-12	0.00%
3	Property Standards	11 170806 PRS 00 IV	REPORT ORDERS - WINDOW SAFETY LATCH	Expiry Date Extended	15-Apr-11	09-JUL-12	N/A**
4	Property Standards	11 171807 PRS 00 IV	REPORT ORDERS - WINDOW AIR-CONDITIONERS	Expiry Date Extended	15-Apr-11	09-JUL-12	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
1	Property Standards	11 165990 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	15-Apr-11	09-JUL-12	31-May-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **28**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: by fire escape landing.	East Side of Building	Open
2	The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: beam supporting landing deteriorated.	East Side of Building	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: fire escape and exterior doors.	East Side of Building	Open
4	The exterior surface of the building shall be maintained free of markings or defacement.	East Side of Building	Open
5	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	East Side of Property	Open
6	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	East Side of Property	Open
7	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	East Side of Property	Open
8	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.	East Side of Property	Open
9	The roof or one of its components is not weather tight. Namely: flashing.	North Side of Building	Open
10	The exterior surface of the building shall be maintained free of markings or defacement.	North Side of Building	Open
11	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: cover of remote water meter sensor missing.	North Side of Building	Open
12	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	North Side of Building	Open
13	The exterior walls and their components are not being maintained in good repair. Namely: fascia board defective.	North Side of Building	Open
14	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.	North Side of Building	Open
15	Dwelling unit window that is capable of being opened has no screen.	North Side of Building	Open
16	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	North Side of Property	Open
17	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	North Side of Property	Open
18	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.	North Side of Property	Open
19	The yard is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	North Side of Property	Open
20	Exterior landing not maintained. Namely: floor tiles broken.	South Side of Building	Open
21	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.	South Side of Building	Open
22	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	South Side of Building	Open
23	Equipment/attachment appurtenant to the building is not being maintained in good repaired. Namely: grilles defective and rusted.	South Side of Building	Open
24	Exterior walkway not maintained in good repair. Namely: cracked and cut.	South Side of Property	Open

25	Action has not been taken to eliminate an unsafe condition. Namely: tree stump and marking on vehicular barriers not clearly visible.	South Side of Property	Open
26	Exterior yard surface and/or similar areas not maintained in good repair.	South Side of Property	Open
27	The exterior surface of the building shall be maintained free of markings.	West Side of Building	Open
28	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.	West Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 169328 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	15-Apr-11	09-JUL-12	31-May-12

No. of defects contained within the Order : **36**

No. of defects that remain outstanding : **36**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet not secure.	1st Floor	Open
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely: no baseboard in section.	1st Floor	Open
3	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti near Fire door.	1st Floor	Open
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely : Tiles damaged in sections.	1st Floor	Open
5	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Open
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: The nosing is not secure.	2nd Floor	Open
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in section.	2nd Floor	Open
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Wooden treshold is rotted.	2nd Floor	Open
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Lintel is exposed.	3rd Floor	Open
10	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.	Apartment	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Open
12	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Open
13	The electrical connections are not maintained in good working order. Namely: No cover plate switch plate.	Boiler Room	Open
14	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: No cover on florr drain hole.	Boiler Room	Open
15	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Open
17	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Hall	Open
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Open
19	Guard is less than 1,070 millimetres high.	Hall	Open
20	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Open
21	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Hall	Open
22	The required guard has members, attachments or openings that will facilitate climbing.	Hall	Open
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Area	Open
24	Lighting in a laundry room is provided at less than 200 lux.	Laundry Area	Open
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Open
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	North	Open

27	Lighting in a service room is provided at less than 200 lux.	North	Open
28	The property is not maintained and/or kept clean in accordance with the standards.	North	Open
29	Lighting in a storage room is provided at less than 50 lux.	North	Open
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South	Open
31	Lighting in a storage room is provided at less than 50 lux.	South	Open
32	Lighting in a storage room is provided at less than 50 lux.	South	Open
33	The property is not maintained and/or kept clean in accordance with the standards.	South	Open
34	Lighting in a service room is provided at less than 200 lux.	South	Open
35	The required guard has members, attachments or openings that will facilitate climbing.	Stair	Open
36	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stair	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.**