

MLS Building Audit Program - Details

Property Address : 170-176 JOHN GARLAND BLVD

Legal Description: PLAN 7260 PT BLKS B & C RP 64R6462 PARTS 4 & 5

Roll No. : 1919043440022000000

Building : 174 JOHN GARLAND BLVD -- W0103 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 20, 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
3	Property Standards	10 235550 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Aug-10	18-APR-11	100.00%
4	Property Standards	10 285814 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Oct-10	17-MAY-11	100.00%

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
4	Property Standards	10 285814 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Oct-10	17-MAY-11	30-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Specifically addition signage required	Underground Parking Area	Closed
2	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. Specifically paint to re-furbished on green doors and doors to building should not be coloured green	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white and black paint on walls and columns required some touch-up and re-furbishing	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	10 235550 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Aug-10	18-APR-11	31-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall in the public area of the property is not maintained in good repair. (Namely: Damaged paint and plaster finish)	1st Floor	Closed
2	The electrical receptacle are not maintained in a safe and complete condition. (Namely: Missing duplex cover)	1st Floor	Closed
3	The floor finish is not maintained. (Namely: Damaged floor tiles)	1st Floor	Closed
4	Ventilation system not regularly cleaned. (Namely: Dirty vent cover)	1st Floor	Closed
5	Ceiling constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Stained and/or damaged ceiling tiles)	8th Floor	Closed
6	Floor covering not kept free from stains. (Clean carpets as required)	Throughout Building	Closed
7	The property is not kept clean in accordance with the standards. (Namely: Dust, dirt and debris located in Electrical Closets throughout)	Throughout Building	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.**