

MLS Building Audit Program - Details

Property Address : 177 REDPATH AVE

Legal Description: PLAN 806 LOTS 36 & 38 PLAN 573E LOTS 1 2 & 3 PT LOTS 4 & 7 TO 1

Roll No. : 1904104170005000000

Building : 177 REDPATH AVE

Report Date : May 11, 2012

Building Audit Date : March 25, 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	Fence	10 140900 FEN 00 IV	FENCING INVESTIGATION	Closed	6-Apr-10	07-JUN-10	100.00%
5	Property Standards	10 140114 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Apr-10	06-JUL-10	100.00%
6	Property Standards	10 140343 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	6-Apr-10	09-AUG-10	16.00%
7	Property Standards	10 141140 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Apr-10	06-MAY-10	100.00%
8	Waste	10 141081 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	6-Apr-10	16-APR-10	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
7	Property Standards	10 141140 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Apr-10	06-MAY-10	29-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Namely but not limited to all exterior doors including rear garbage door.	Exterior Of Building	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
3	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; cracks, holes, ruts.	Exterior Of Building	Closed
4	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Substantially Com
5	Exterior garbage containment area not screened.	Exterior Of Building	Closed
6	The surface of a window is not kept reasonably clean	Exterior Of Building	Substantially Com
7	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely but not limited to exposed rebar repair where required.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 140114 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Apr-10	06-JUL-10	25-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely baseboard coming off wall.	5th Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely near #805.	8th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Basement	Closed
5	The opening(s) in an exterior wall is not weather tight. Namely where pipe is coming out of exterior wall.	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely loose wires, replace cabinet doors on boilers.	Boiler Room	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely coverplates and replace cabinet doors on machinery.	Elevator	Closed
9	Laundry room is not maintained in a clean and sanitary condition. Namely clean behind machines.	Laundry Room	Closed

10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint ceiling where required.	Laundry Room	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely storage room door missing handle.	Recreation Room	Closed
13	The handrails, and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely handrail not secured stairway to roof and Picket missing near PH #2.	Stairway	Closed
14	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
15	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited too, hallways, storage rooms, locker rooms, men's change room (gym).	Throughout Building	Closed
16	The ventilation system or unit is not regularly cleaned. Namely but not limited to garbage chute rooms, storage rooms, locker rooms, recreation room, T.V. lounge.	Throughout Building	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely repair garbage chute where required.	Throughout Building	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove debris from electrical closets where required.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely replace broken tiles where required.	Throughout Building	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to ceiling tiles in all hallways, storage rooms, recreation room, gym, File room, workshop.	Throughout Building	Closed
21	Interior lighting fixtures or lamps are not maintained. Namely but not limited to, hallways, storage rooms, recreation room.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 140343 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	6-Apr-10	09-AUG-10	27-Apr-12

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **21**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
2	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
4	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
5	The electrical switches are not maintained in a safe and complete condition. Namely; missing cover plate.	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Closed
7	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
8	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
9	The plumbing system is not kept in good working order. Namely; pipe in ceiling rusted and cracked.	Underground Parking Area	Open
10	The floor drain is not maintained in good repair. Namely; missing drain cover.	Underground Parking Area	Closed
11	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 where required.	Underground Parking Area	Open
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
13	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
14	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Open
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; rusted railings in exit stairways.	Underground Parking Area	Open
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; missing exit door threshold	Underground Parking Area	Open
19	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
20	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Open
21	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
22	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
23	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
24	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely; broken ramp guard at door.	Underground Parking Area	Open
25	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	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.**