

MLS Building Audit Program - Details

Property Address : 17 FARMSTEAD RD

Legal Description: PLAN 8094 PT BLK E

Roll No. : 1908082012057000000

Building : 17 FARMSTEAD RD

Report Date : May 11, 2012

Building Audit Date : March 09, 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 129408 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-10	18-OCT-10	100.00%
4	Property Standards	10 129465 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-10	18-OCT-10	100.00%
6	Property Standards	10 129768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Jun-10	18-OCT-10	80.00%

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 129465 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-10	18-OCT-10	

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 being maintained free from defects and/or hazards. Namely repair rusty balcony base plates and deteriorated concrete slabs must be repaired where required.	Exterior Of Building	Closed
2	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. Namely but not limited to North east stairwell.	Exterior Of Building	Substantially Com
3	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.	Exterior Of Building	Substantially Com
4	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Concrete walkways are uneven and present a trip hazard.	Exterior Of Building	Closed
5	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior Of Building	Closed
6	The retaining wall is not being maintained in a structurally sound and/or plumb condition. Namely repair all retaining walls where required.	Exterior Of Building	Closed
7	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
8	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely wood is being used for coverplates ,namely but not limited to stone area,	Exterior Of Building	Closed
10	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
11	The exterior surface has not been restored and/or resurfacedn where necessary. Namely South exit door by compactor room. Hole in ceiling by light fixture.	Exterior Of Building	Closed
12	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 rusty balcony panels.	Exterior Of Building	Closed
13	The light standard(s) supporting artificial light is not kept in good repair and in good working order Namely all exterior light fixtures..	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in a weather tight condition. Namely missing cinder blocks.	Exterior Of Building	Closed
15	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to garbage area spalling bricks.	Exterior Of Building	Closed
16	Exterior garbage containment area not screened.	Exterior Of Building	Closed
17	Exterior garbage bin size is inadequate.	Exterior Of 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 129768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Jun-10	18-OCT-10	31-Jul-12

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

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely paint cinder blocks white.	Underground Parking Area	Open
3	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Com
6	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed
8	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.	Underground Parking Area	Closed
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Substantially Com
11	The sign(s) is not being maintained in a good state of repair. Namely remove exit sign from door.	Underground Parking Area	Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely floor is missing floor drains/ secure all floor drains.	Underground Parking Area	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Open
15	The parking or storage garage is used to keep junk or rubbish. Namely tires, paper, cardboard, plastic cans/bottles.	Underground Parking Area	Closed
16	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
17	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
18	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
19	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
20	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
22	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
23	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Underground Parking Area	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition	Underground Parking Area	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	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 129408 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-10	18-OCT-10	10-Aug-10

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has deteriorated/ineffective weather-proofing. Namely: Gap under south/east exit door. No weatherstripping.	1st Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Broken light switch plate.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in the ceiling. Repairs required.	1st Floor	Closed
4	Door hardware/devices are not maintained in good repair. Namely: Garbage room door hinge pin is not installed properly.	2nd Floor	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet is torn and damaged. Trip hazard near unit 603.	6th Floor	Closed
6	Condition of floor does not permit easy cleaning. Namely: Clean and clear all discarded items and stored materials from the room.	Electrical Room	Closed
7	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Front Lobby	Closed
8	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Garbage room chute door is broken. Defective spring latch.	Garbage Room	Closed
9	The supporting member(s) of equipment/attachments appurtenant to the building are not protected from the elements by paint/other protective coating, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc). Namely: Exterior vents/grille for laundry room dryers need cleaning.	Laundry Area	Closed
10	Handrail not provided for the interior stairs of a single dwelling unit that has more than two risers. Lobby stairs.	Lobby	Closed
11	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Evidence of water stains on ceiling tiles in the lobby area.	Lobby Area	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Locker Rooms. Fire hose cabinet boxes, to be refinished on the inside of locker rooms, where required.	Locker Room	Closed
15	Immediate action has not been taken to eliminate an unsafe condition. Namely: Remove discarded materials stored above sprinkler heads in Locker rooms.	Locker Room	Closed
16	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor drain covers are not properly secured. Not level. Also missing floor drain cover on 17th flr.	Locker Rooms	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated plaster and paint on walls in the stairways	PH Level	Closed
18	The roof or one of its components is not weather tight. Namely: Damaged flashing on exterior wall for boiler room. Not secured properly. Also cover missing on mechanical unit on wall of roof.	Roof	Closed
19	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Wall defaced by graffiti on the roof level. 'GINO'	Roof Of Building	Closed
20	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Broken hinge for door panel access on the roof. Located at the bottom wall of elevator room.	Roof Of Building	Closed
21	The heating system or unit, deteriorated insulation on boiler room pipes. Repairs are required.	Roof Of Building	Closed

22	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete Stair edges are chipped and deteriorated.	Stairway	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in ceiling. Repair/refinish walls.	Storage Room	Closed
24	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical outlet cover plate is broken. Broken cover plate on light switch. Also vent cover and radiator cover is missing.	Storage Room	Closed
25	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Areas on the ceiling where pipes or electrical conduits penetrate the ceiling or floor, the space around the penetration is required to be filled with non-shrinkable grout. Fire Hazard.	Throughout Building	Closed
26	Door hardware/devices are not maintained in good repair. Namely: Several door closing devices are broken on the locker room doors throughout the building.	Throughout Building	Closed
27	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
28	Lighting in a storage room is provided at less than 50 lux. Namely: Locker room light is below the required 50 lux requirement. Upgrading is required.	Throughout Building	Closed
29	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: All locker rooms where debris, discarded materials, furniture, bicycles, shopping carts are stored in the aisles, these rooms should be cleaned and cleared of all such items.	Throughout Building	Closed
30	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.	Throughout Building	Closed
31	Ceiling not maintained clean. Namely: Ceiling areas in the corridors, where old light fixtures were installed , painting is required.	Throughout Building	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: All Bell and Electrical rooms where debris has accumulated on the floor. Cleaning is required.	Throughout Building	Closed
33	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Garbage rooms are missing wall tiles. All replacement tiles should match the colour of existing wall tiles.	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.**