

MLS Building Audit Program - Details

Property Address : 1875 MARTIN GROVE RD

Legal Description: PLAN M972 PT BLK E RP 66R18918 PART 1

Roll No. : 1919043410002010000

Building : 1875 MARTIN GROVE RD -- W0103

Report Date : May 11, 2012

Building Audit Date : July 22, 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	Property Standards	10 227197 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jul-10	18-MAY-11	100.00%
2	Property Standards	10 227955 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jul-10	18-MAY-11	100.00%
3	Property Standards	10 234557 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	9-Aug-10	05-OCT-12	0.00%
4	Waste	10 228156 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	28-Jul-10	03-AUG-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
3	Property Standards	10 234557 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	9-Aug-10	05-OCT-12	5-Oct-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 walls are not painted white from sixty (60) centimeters above floor level. Specifically - requires refreshing	Underground Parking Area	Open
2	The parking or storage garage is used to keep junk or rubbish. Specifically minor waste by parking stall 55 & 65	Underground Parking Area	Open
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically - requires refreshing	Underground Parking Area	Open
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically drain cover missing by parking stall 52	Underground Parking Area	Open
5	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 - extra signage required	Underground Parking Area	Open
6	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 exit door to be painted green by parking stall 74	Underground Parking Area	Open
7	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Specifically - extra signage required	Underground Parking Area	Open
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically - requires refreshing	Underground Parking Area	Open
9	The electrical fixtures are not maintained in good working order. Specifically bulb not working by parking stall 50	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 227197 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jul-10	18-MAY-11	29-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The light fixtures at entrance ramp to parking garage have missing and broken bulbs.	Exterior Of Building	Closed
2	Wood enclosure for entrance to underground parking has deteriorated paint	Exterior Of Building	Closed
3	Concrete wall around ventilation shaft for parking garage has deteriorated concrete.	Exterior Of Building	Closed
4	Exterior wall at entrance ramp to parking garage has damaged concrete.	Exterior Of Building	Closed
5	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	Closed
6	South wall of building has a window with torn window screen	Exterior Of Building	Closed
7	Exterior garbage containment area not screened.	Exterior Of Building	Closed
8	The guard around north entrance ramp to underground parking is loose and has extensive rust damage.	Exterior Of Building	Closed
9	The openings for the guard around top of ramp entrance to underground exceed 100mm.	Exterior Of Building	Closed
10	East wall of building has loose cables.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 227955 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jul-10	18-MAY-11	19-Sep-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned. Ventilation system covers are dirty	Interior of Building	Closed
2	The wall in south main floor exit has deteriorated finish	Interior of Building	Closed
3	Several garbage chute rooms require paint where repairs were made.	Interior of Building	Closed
4	The corridor wall beside apt 1002 is cracked.	Interior of Building	Closed
5	Stairwell walls contain efflorescence, deteriorated paint and areas with damaged plaster.	Interior of Building	Closed
6	Walls, door frames, doors and elevator doors in corridors have chipped paint, markings and plaster broken in areas,	Interior of Building	Closed
7	The wall in the 6th floor garbage chute room is damaged around the chute door.	Interior of Building	Closed
8	The 2nd floor supply room wall is damaged.	Interior of Building	Closed
9	Numerous stairwell floors have worn paint and the concrete at the landing is not smooth	Interior of Building	Closed
10	The floor in the main south exit is missing a section of tiles	Interior of Building	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
12	The electrical outlet on the 8th floor near the elevator is damaged.	Interior of Building	Closed
13	Extension cords are used as a permanent wiring system.	Interior of Building	Closed
14	North exit door from basement will not self latch	Interior of Building	Closed
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Closed
16	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.	Interior of Building	Closed
17	Basement light fixtures have broken and missing covers	Interior of Building	Closed
18	Light covers not provided.	Interior of Building	Closed
19	Corridor are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
20	The sauna is full of material	Interior of Building	Closed
21	Sprinkler room floor contains debris	Interior of Building	Closed
22	Numerous locker doors are loose.	Interior of Building	Closed
23	Locker room door will not self latch	Interior of Building	Closed
24	The electrical outlet behind the dryer is loose.	Interior of Building	Closed
25	Locker room floor drain covers not provided.	Interior of Building	Closed
26	The plumbing in the sauna room shower has missing parts and is not complete.	Interior of Building	Closed
27	The walls in the main floor generator room have holes.	Interior of Building	Closed
28	The sauna room shower has broken tiles.	Interior of Building	Closed
29	The laundry room walls have deteriorated paint	Interior of Building	Closed
30	The 10th floor south stairwell door does not self latch.	Interior of Building	Closed
31	7th floor south stairwell door will not latch	Interior of Building	Closed

32	Previously painted vent covers on roof top have deteriorated paint.	Roof Of Building	Closed
33	Ventilation screen in boiler room is damaged.	Roof Of Building	Closed
34	Ceiling in boiler room contains holes.	Roof Of Building	Closed
35	Chimney on roof top has broken bricks.	Roof Of Building	Closed
36	Electrical box on ceiling of boiler room is not provided with a cover.	Roof Of 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.**