

MLS Building Audit Program - Details

Property Address : 1884 DAVENPORT RD

Legal Description: CON 2 FB PT LOT 33 PLAN 1274 PT BLK B PLAN 377 LOTS 1 & 2 PT I

Roll No. : 1904032280049000000

Building : 1884 DAVENPORT RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : October 22, 2009

**** 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	09 182394 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Oct-09	27-NOV-09	100.00%
2	Property Standards	09 182251 PRS 00 IV	REPORT ORDERS - BIRD SCREENS ON BALCONIES	Closed	30-Oct-09	30-NOV-09	0.00%
3	Property Standards	09 182257 PRS 00 IV	REPORT ORDERS - SATELLITE DISHES	Closed	30-Oct-09	30-NOV-09	0.00%

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
1	Property Standards	09 182394 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Oct-09	27-NOV-09	29-Oct-10

No. of defects contained within the Order : **53**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lights in basement workshop are not working.	Interior of Building	Closed
2	The wall beside apt 609 contains markings.	Interior of Building	Closed
3	Light in janitor room hanging loose.	Interior of Building	Closed
4	Light cover near apt 610 is not provided.	Interior of Building	Closed
5	East exit light fixture not provided with a cover.	Interior of Building	Closed
6	Laundry room light not provided with a cover.	Interior of Building	Closed
7	Light fixture at west exit from basement not provided with a cover.	Interior of Building	Closed
8	Main floor exit on west side of building has a light fixture without a cover.	Interior of Building	Closed
9	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.	Interior of Building	Closed
10	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.	Interior of Building	Closed
11	Storage room opposite bell room is full of waste material.	Interior of Building	Closed
12	Several storage rooms contain waste material.	Interior of Building	Closed
13	Workshop floor contains computer monitors.	Interior of Building	Closed
14	Workshop floor contains computer monitors.	Interior of Building	Closed
15	Basement floor tiles missing in areas.	Interior of Building	Closed
16	The ventilation system is not regularly cleaned.	Interior of Building	Closed
17	There is a section of wall in the basement with broken and missing baseboard.	Interior of Building	Closed
18	Janitor room wall contains broken finish.	Interior of Building	Closed
19	Laundry room wall contains broken finish.	Interior of Building	Closed
20	Drywall near bell room separating from the wall	Interior of Building	Closed
21	9th floor ceiling tiles are stained.	Interior of Building	Closed
22	Basement ceiling tiles missing in areas.	Interior of Building	Closed
23	Main floor ceiling tiles are stained and missing.	Interior of Building	Closed
24	Main floor ceiling contains holes.	Interior of Building	Closed
25	Main floor lunch room has ceiling tiles that are stained and missing.	Interior of Building	Closed
26	Staff bathroom west side of main floor has missing ceiling tiles.	Interior of Building	Closed
27	The ceiling tiles are stained and loose.	Interior of Building	Closed
28	5th floor garbage room door has defective hardware, the door will not self close and hardware is loose.	Interior of Building	Closed
29	East exit door from basement will not self close.	Interior of Building	Closed
30	Extension cords are used as a permanent wiring system.	Interior of Building	Closed

31	3rd floor storage room near apt 313 has lighting that is not in good working order.	Interior of Building	Closed
32	4th floor storage room near apt 413 has a broken light switch.	Interior of Building	Closed
33	Light fixture in storage room is not maintained in working condition.	Interior of Building	Closed
34	The electrical receptacle opposite apt 215 is broken and loose.	Interior of Building	Closed
35	Carpets in corridors are stained.	Interior of Building	Closed
36	Garbage chute doors contain a hole	Interior of Building	Closed
37	2nd floor fire closet door contains broken and missing glass.	Interior of Building	Closed
38	The 5th floor wall at apt 514 has broken plaster.	Interior of Building	Closed
39	5th floor wall at apt 503 has a small hole and damaged finish.	Interior of Building	Closed
40	Rear exit wall contains a hole.	Interior of Building	Closed
41	Wall opposite apt 814 has broken plaster.	Interior of Building	Closed
42	2nd floor east stairwell contains holes in the wall.	Interior of Building	Closed
43	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Interior of Building	Closed
44	4th floor wall beside garbage chute room has missing section of baseboard.	Interior of Building	Closed
45	The wall beside 8th floor elevators is missing a section of wall tiles.	Interior of Building	Closed
46	The door for apt 611 is scratched.	Interior of Building	Closed
47	East exit walls have holes and scrapes.	Interior of Building	Closed
48	8th floor wall beside apt 813 is missing a section of baseboard.	Interior of Building	Closed
49	The wall opposite apt 614 has broken plaster.	Interior of Building	Closed
50	2nd floor hallway leading to exterior service are has a section of wall that is not painted to match existing finish.	Interior of Building	Closed
51	East exit door is scratched.	Interior of Building	Closed
52	Wall beside apt 212 has a repair that has not been painted to match existing finish.	Interior of Building	Closed
53	Laundry room light is not working.	Interior 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.**