

MLS Building Audit Program - Details

Property Address : 200 EXBURY RD

Legal Description: PLAN M799 PT BLK D

Roll No. : 1908032580007000000

Building : 190 EXBURY RD -- N0903

Report Date : May 11, 2012

Building Audit Date : August 10, 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 237145 PRS 00 IV	REPORT ORDERS - WINDOW AIR CONDITIONERS	Rescheduled	16-Aug-10	27-JAN-12	N/A**
2	Property Standards	10 237150 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Rescheduled	16-Aug-10	27-JAN-12	N/A**
3	Property Standards	10 237175 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	16-Aug-10	27-JAN-12	42.86%
4	Property Standards	10 238431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	16-Aug-10	27-JAN-12	84.75%
5	Property Standards	10 239211 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	16-Aug-10	27-JAN-12	17.65%

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 237175 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	16-Aug-10	27-JAN-12	27-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

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 maintained in good repair. Specifically balcony guard paint is deteriorated and requires refreshing as well as balcony soffits	Balcony	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Specifically fences at south east apartment suite ground floor yards are deteriorated	Exterior Of Building	Open
3	The exterior walls and their components are not being maintained in good repair. Specifically sheer wall paint is deteriorated in various locations	Exterior Of Building	Open
4	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Specifically inoperative vehicle in exterior parking stall 56	Parking Area	Closed
5	Driveway(s) and/or similar areas not maintained. Specifically minor spider-web cracks and some potholes in the exterior parking area [drive isles and parking spots]	Parking Area	Open
6	Exterior garbage containment area not screened.	Rear South	Open
7	The exterior surface of the building shall be maintained free of markings. Specifically marking of double doors on the south side of the building	South Side 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 239211 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	16-Aug-10	27-JAN-12	27-Apr-12

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

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Specifically junction box cover missing by 245, in drive aisle by 275, by 228 and other various locations	Underground Parking Area	Open
2	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	Closed
3	The parking or storage garage does not have a designated safe-exit route. Specifically additional signage required	Underground Parking Area	Open
4	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 additional signage required	Underground Parking Area	Open
5	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 doors leading to building are currently painter green - repair other than colour green	Underground Parking Area	Open
6	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.	Underground Parking Area	Closed
7	The walls in the parking or storage garage are not impervious to water. Specifically water stains present by 16	Underground Parking Area	Open
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically walls in corridor leading from garage to basement - paint to be refreshed	Underground Parking Area	Open
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Specifically white paint needs to be refreshed	Underground Parking Area	Open
10	The electrical fixtures are not maintained in good working order. Specifically guards missing on lighting fixtures	Underground Parking Area	Open
11	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the doors opening mechanism. Specifically panic hardware missing on safe exit doors	Underground Parking Area	Open
12	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
13	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically ceiling paint needs refurbishing in various locations.	Underground Parking Area	Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically unfinished bulkhead by 241	Underground Parking Area	Open
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically hole in ceiling by 225	Underground Parking Area	Open
17	The parking or storage garage is used to keep junk or rubbish. Specifically stored material by 225-226	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 238431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	16-Aug-10	27-JAN-12	27-Apr-12

No. of defects contained within the Order : **59**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards.	3rd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	3rd Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Srew in stricker plate sticking out.	5th Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Garbage door not closing.	6th Floor	Closed
6	The property is not maintained and/or kept clean in accordance with the standards.	8th Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. No door on milk box.	9th Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
9	The property is not maintained and/or kept clean in accordance with the standards.	10th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Door stricker is damaged.	10th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Door stricker is damaged.	14th Floor	Closed
14	The property is not maintained and/or kept clean in accordance with the standards.	14th Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	16th Floor	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Self closer on chute door is not operative.	16th Floor	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	16th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plywood board is not secure.	19th Floor	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	19th Floor	Closed
21	The property is not maintained and/or kept clean in accordance with the standards.	19th Floor	Closed
22	The property is not maintained and/or kept clean in accordance with the standards.	19th Floor	Closed
23	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.	Apartment	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

29	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Cage doors are not secure.	Basement	Closed
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Cage doors are not secure.	Basement	Closed
32	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Cage doors are missing.	Basement	Closed
33	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Cage doors not secured.	Basement	Closed
34	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
36	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
37	The property is not maintained and/or kept clean in accordance with the standards. Material in isles.	Basement	Closed
38	The property is not maintained and/or kept clean in accordance with the standards. Material in isles.	Basement	Closed
39	The property is not maintained and/or kept clean in accordance with the standards. Material stored in isles.	Basement	Closed
40	The property is not maintained and/or kept clean in accordance with the standards. Material in isles.	Basement	Closed
41	The property is not maintained and/or kept clean in accordance with the standards. Material in isles.	Basement	Closed
42	The property is not maintained and/or kept clean in accordance with the standards. Paint cans stored on floor.	Basement	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
45	An exterior door has a defective locking mechanism.	East	Closed
46	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Fire dampers are missing in several chute, including 16th, 15th, 11th, 10th, 6th, 5th, 4th floors	Garbage Room	Closed
47	Lighting in a service hallway is provided at less than 50 lux.	Hall	Open
48	The floor and every appurtenance, surface cover and finish is not maintained. In sections hallway floor baseboards are damaged, paint peeling.	Hall	Open
49	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Hall	Open
50	Floor and/or floor covering not kept in a clean and sanitary condition. Carpets are stained and are buckling.	Hall	Open
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall plaster is bubbling in sections.	Hall	Open
52	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Wall plaster has been repaired, but not painted.	Hall	Open
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
54	Interior lighting fixtures or lamps are not maintained.	Locker Room	Closed
55	The property is not maintained and/or kept clean in accordance with the standards. Material is stored on floor.	Locker Room	Closed
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall plaster is bubbling in sections.	Stairway	Closed
57	The floor and every appurtenance, surface cover and finish is not maintained. Baseboard not secure and missing in section.	Stairway	Open
58	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Stairway	Open
59	Lighting in a service stairway is provided at less than 50 lux.	Stairway	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.**