

**MLS Building Audit Program - Details**

**Property Address :** 191 ST GEORGE ST

Legal Description: PLAN M6 LOTS 57 TO 60 PT LOTS 82 & 83

Roll No. : 1904052180007000000

Building : 191 ST GEORGE ST -- S2003

**Report Date :** May 11, 2012

**Building Audit Date :** November 19, 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 300210 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	17-MAY-12	91.30%
2	Property Standards	10 300592 PRS 00 IV	REPORT ORDERS - SATELLITE DISHES	Order Issued	24-Nov-10	20-APR-12	N/A**
4	Property Standards	10 303828 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Nov-10	20-APR-12	83.33%
5	Property Standards	10 303950 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	30-Nov-10	20-JUN-12	55.56%

**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 303828 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Nov-10	20-APR-12	24-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Specifically guards at the north and south ends of the balconies do not meet current standards.	Balcony	Closed
2	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 - the underside of the balcony [soffit] has peeling/flaking/missing paint/plaster and some concrete damage is present.	Balcony	Closed
3	Exterior garbage containment area not screened.	Rear Yard	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Specifically - additional handrail required on stairway leading from the exterior to the underground parking garage by the vehicular door.	Stairway	Open
5	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Specifically concrete damage at walls in stairway leading from the exterior to the underground parking garage by the vehicular door.	Stairway	Closed
6	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.	Stairway	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 303950 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	30-Nov-10	20-JUN-12	24-Jun-12

No. of defects contained within the Order : **9**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically holes in ceiling by parking stall #45	Underground Parking Area	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically - painted surface has damaged/missing/flaking/deteriorated areas	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 garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
5	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
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 walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically holes in wall by parking stall #45	Underground Parking Area	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically - painted surface has damaged/missing/flaking/deteriorated areas both white and black paint	Underground Parking Area	Open
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete damage to floor by parking stall #45	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 300210 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	17-MAY-12	24-May-12

No. of defects contained within the Order : **46**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling light no cover.	1st Floor	Closed
2	Light fixture has no cover.	1st Floor	Closed
3	Plaster patch on wall not properly finished.	1st Floor	Closed
4	Paint on wall peeling.	1st Floor	Closed
5	Light fixture hanging from wiring.	1st Floor	Closed
6	Light not hardwired. Uses plug in cord permanently.	1st Floor	Closed
7	Plaster on ceiling not properly finished.	1st Floor	Closed
8	Improper storage of materials.	1st Floor	Closed
9	Improper storage of materials.	1st Floor	Closed
10	Ceiling light fixture has no cover.	1st Floor	Closed
11	Light fixture has no cover.	1st Floor	Closed
12	Door does not close completely.	2nd Floor	Closed
13	Electrical receptacle has no cover.	3rd Floor	Closed
14	Door to garbage chute room. Closer not operating.	4th Floor	Closed
15	Electrical connection box on wall has no cover.	5th Floor	Closed
16	Fire hose cabinet has holes through sidewall of cabinet into wall.	6th Floor	Closed
17	Improper handle on chute door.	6th Floor	Closed
18	Plaster patch on wall not properly finished.	6th Floor	Closed
19	Trim at top of glass panel loose.	10th Floor	Closed
20	Unfinished drywall on ceiling.	10th Floor	Closed
21	Wall damaged around chute door.	10th Floor	Closed
22	South car does not stop level with floor.	Elevator	Closed
23	Chute doors do not automatically close.	Garbage Room	Closed
24	Light fixtures have no covers.	Garbage Room	Closed
25	Paint peeling on walls.	Garbage Room	Closed
26	Improper plaster repair on walls. Walls bulged out in particular near floor level.	Garbage Room	Closed
27	Carpeting stained.	Hall	Closed
28	Ventilation grilles on walls dirty.	Hall	Closed
29	Adequate ventilation has not been provided. Ventilation unit not operating.	Hall	Closed
30	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.	Hall	Open
31	Paint peeling on ventilation grilles.	Hall	Closed
32	Electrical service closets on 9th, 7th, 5th and 3rd floors. Holes in ceilings and floors.	Hall	Closed
33	Doors and door frames. Paint chipped and peeling. Repainted areas do not match original color.	Hall	Closed

34	Communication system identifies the tenant by unit number.	Lobby	Closed
35	Bulbs not properly secured into ceiling fixtures.	North	Closed
36	Loose metal strap on electrical receptacle boxes above doors.	South	Closed
37	Electrical receptacle has no cover.	South	Open
38	Walls marked, stained and dirty in areas.	Stairway	Closed
39	Plaster damage on walls at landings above 9th and 1st floors and on ceiling at landing above 5th floor.	Stairway	Closed
40	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.	Stairway	Open
41	Ceiling light fixtures missing covers.	Stairway	Open
42	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
43	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.	Stairway	Closed
44	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.	Stairway	Closed
45	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
46	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**