

MLS Building Audit Program - Details

Property Address : 195 EXBURY RD

Legal Description: PLAN M799 PT BLK E RP R3486 PT OF PART 3

Roll No. : 1908032590001000000

Building : 195 EXBURY RD -- N0903

Report Date : May 11, 2012

Building Audit Date : August 12, 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 242481 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	10-Sep-10	10-JAN-11	0.00%
2	Property Standards	10 245298 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	10-Sep-10	09-NOV-10	17.95%
5	Property Standards	10 254925 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Expiry Date Extended	13-Sep-10	13-DEC-10	N/A**
6	Property Standards	10 255020 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	13-Sep-10	18-OCT-10	60.00%

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	10 242481 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	10-Sep-10	10-JAN-11	1-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking of vehicles is surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water. (Namely: Cracked, broken and inadequate grading of pavement causing pooling of water)	Exterior	Open
2	Driveways and similar areas not maintained. (Namely: Cracked and broken pavement)	Exterior	Open
3	The property has not been repaired in accordance with the standards. (Namely: Cracked and broken curbs and curb stops, repair as required)	Exterior	Open
4	Parking surface is not maintained so as parking space markings are clearly visible. (Namely: Worn and faded parking stall lines and numbers)	Exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 255020 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	13-Sep-10	18-OCT-10	11-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 more alert signs required.	Underground Parking Area	Open
2	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 2 noted doors are incorrectly painted green - they are not part of the safe exit route.	Underground Parking Area	Closed
3	The parking or storage garage does not have a designated safe-exit route. Specifically additional small safe exit signs required.	Underground Parking Area	Open
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically white paint is flaking, blistering and missing in various locations	Underground Parking Area	Closed
5	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 door's opening mechanism. Specifically panic hardware is missing from the safe exit doors.	Underground Parking Area	Closed
6	Lighting in a garage is provided at less than 50 lux. Specifically additional lighting is required.	Underground Parking Area	Open
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically minor holes and cracks throughout the parking garage walls.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

9	The electrical fixtures are not maintained in good working order. Specifically defective heater by parking stall 107-108	Underground Parking Area	Open
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white and black paint on walls is flaking, blistering and missing in various locations	Underground Parking Area	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 245298 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	10-Sep-10	09-NOV-10	1-Feb-12

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **32**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall access panel not free from damaged.	7th Floor	Open
2	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
3	The property is not kept clean in accordance with the standards.(Namely: Improper storage and retention of materials on top of locker cages)	Basement	Closed
4	The plumbing system is not kept free from leaks or defects. (Namely: Active leak from lockers 102-103)	Basement	Closed
5	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Open
6	Previously finished ceiling in the public area of the property is not maintained in good repair. (Namely: Defective paint and plaster)	Basement	Open
7	Door hardware/devices are not maintained in good repair. (Namely: Broken door closure on locker room access door)	Basement	Closed
8	The ventilation system or unit is not regularly cleaned.	Basement	Open
9	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Defective paint and plaster)	Basement	Open
10	Elevator parts and appendages are not maintained in good repair and operational. Namely : (elevator buttons, floor indicators and ventilation fans)	Elevator	Open
11	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Ground Floor	Open
12	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Stairway	Open
13	The handrails and their supporting structural members are not maintained in good repair. (Namely: Loose handrail)	Stairway	Open
14	The (window) guards and their supporting structural members are not maintained in good repair. (Namely: Loose or failing anchor points)	Stairway	Open
15	Interior doors, frames, and hardware not maintained in good repair. (Namely: defective door hardware, stairway doors not self latching, stairway doors not self closing, and stairway door(s) improper fit into its frame)	Stairway	Open
16	Exterior windows with broken/cracked glass. (Namely: 7th floor west and 2nd floor east window)	Stairway	Open
17	Previously finished walls, ceilings, floors and stairs have marks, stains, graffiti, painted slogans and other defacements.	Stairway	Open
18	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Damaged paint finish)	Stairway	Open
19	Walls are not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Failing plaster finish throughout and damaged plaster surrounding window openings)	Stairway	Open
20	The property has not been repaired in accordance with the standards. (Namely: Missing and damaged baseboards located throughout stairways)	Stairway	Open
21	Floor paint not free of defect. (Namely: Worn and missing paint)	Stairway	Open
22	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Defective and failing paint finish)	Stairway	Open
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Failing plaster finish throughout, water and mildew stained on ceiling tiles)	Stairway	Open
24	Interior door not maintained in good repair. (Namely: Utility Closet door near 1508 not free from damage)	Throughout Building	Closed
25	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
26	Floor coverings (carpets) not maintained free from trip or other hazardous condition. (Namely: Carpet runners not securely fastened and frayed carpet edges)	Throughout Building	Open

27	Previously finished (suite door) surfaces have marks, stains, graffiti, or other defacements. (Repair as required)	Throughout Building	Open
28	Floor covering (carpet) not kept free from marks, stains, rips, fraying edges and holes. (Namely: Carpets located throughout elevator entrances from floor 21 and below)	Throughout Building	Open
29	Walls not maintained free of cracks, damaged and deteriorated materials. (Namely but not limited to: Bubbling, water damaged and failing plaster (repair as required))	Throughout Building	Open
30	The ventilation system or unit is not kept in good repair. (Namely: Vent cover missing in 5th floor chute room)	Throughout Building	Open
31	Previously finished walls in the public area of the property are not maintained in good repair. (Namely: Paint that is worn, damaged, defaced, and not free from markings)	Throughout Building	Open
32	The finishing of repairs and the materials used shall be reasonably compatible in design and color with adjoining decorative finishing materials. (Namely: 3rd Floor chute room sheet metal repair onto wall tiles)	Throughout Building	Open
33	Ceilings constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforations located throughout utility closets)	Throughout Building	Closed
34	Walls constructed for the purpose of separation is not of a gas tight construction. (Namely: Damaged smoke seals located around chute doors)	Throughout Building	Open
35	Interior lighting fixtures are not maintained. (Namely: Damaged light fixture in 12th Floor chute room)	Throughout Building	Open
36	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.	Throughout Building	Open
37	The property is not kept clean in accordance with the standards. (Namely: Dust and debris located throughout utility closets)	Throughout Building	Closed
38	The property has not been repaired in accordance with the standards. (Namely: Damaged or missing baseboards throughout building common areas such as stairwells, corridors and garbage chute rooms)	Throughout Building	Open
39	Interior doors and hardware not maintained in good repair. (Namely: Various Garbage Chute Room doors (2nd and 3rd floors) not maintained in good repair and various garbage chute doors not self latching)	Throughout Building	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.**