

MLS Building Audit Program - Details

Property Address : 206 ST GEORGE ST

Legal Description: PLAN M6 LOT 30 TO 31

Roll No. : 1904052170032000000

Building : **206 ST GEORGE ST -- S2003**

Report Date : May 11, 2012

Building Audit Date : November 23, 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 303824 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	6-Dec-10	04-MAY-12	40.00%
2	Property Standards	10 303911 PRS 00 IV	INTERIOR COMMON ELEMENTS - BASEMENT SERVICE ROOMS DEFECTS	Expiry Date Extended	6-Dec-10	04-MAY-12	94.74%
3	Property Standards	10 304968 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE ROOMS	Closed	6-Dec-10	18-APR-11	0.00%
4	Property Standards	10 305056 PRS 00 IV	INTERIOR COMMON ELEMENTS - STAIR GUARDS	Closed	6-Dec-10	04-MAY-12	100.00%
6	Property Standards	10 305444 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	6-Dec-10	04-MAY-12	71.43%
7	Property Standards	10 305826 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Expiry Date Extended	6-Dec-10	04-MAY-12	N/A**
8	Property Standards	10 305861 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - HALLWAYS AND STAIRWELL	Expiry Date Extended	6-Dec-10	04-MAY-12	75.51%

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 304968 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE ROOMS	Closed	6-Dec-10	18-APR-11	18-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Hall	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 305056 PRS 00 IV	INTERIOR COMMON ELEMENTS - STAIR GUARDS	Closed	6-Dec-10	04-MAY-12	31-May-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.	Stairway	Substantially Com
2	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
5	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 305444 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	6-Dec-10	04-MAY-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 lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South Side of Building	Closed
2	Garage door has a defective locking mechanism.	South Side of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: garage doors.	South Side of Building	Closed
4	Garage door has defective hardware.	South Side of Building	Closed
5	Lighting in a garage is provided at less than 50 lux.	South Side of Building	Closed
6	The ceiling in the storage garage is not maintained free of holes, breaks or cracks.	South Side of Building	Open
7	The floor in the storage garage is not kept clean and not free from litter and garbage.	South Side of Building	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 303824 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	6-Dec-10	04-MAY-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	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	East Side of Building	Open
2	The exterior walls and their components are not being maintained in good repair. Namely: glass wall panels and masonry wall.	East Side of Building	Open
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Open
4	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely: ductwork cover missing.	South Side of Building	Closed
5	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: air-conditioner grille.	South Side of Building	Open
6	Exterior yard that is used for driveway or parking/storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	South Side of Property	Open
7	The yards and /or other part of property is not being kept clean and free from accumulation of rubbish, brush, refuse, and/or other debris.	South Side of Property	Closed
8	Exterior garbage containment area not screened.	South Side of Property	Open
9	Exterior garbage bin(s) covers left open.	South Side of Property	Closed
10	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cable box.	West Side 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 303911 PRS 00 IV	INTERIOR COMMON ELEMENTS - BASEMENT SERVICE ROOMS DEFECTS	Expiry Date Exten	6-Dec-10	04-MAY-12	27-Apr-12

No. of defects contained within the Order : **38**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door (west door) not maintained in good repair.	Basement Boiler Room	Closed
2	Exit facility (west stair) does not have a wall or a well-secured guard on each side.	Basement Boiler Room	Open
3	Floor not maintained free from trip or other hazardous condition. Namely: sump pump cover missing.	Basement Boiler Room	Closed
4	Floor not kept free from rubbish and debris.	Basement Boiler Room	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Boiler Room	Open
6	The electrical fixture (ceiling light) is not maintained in good repair. Namely: fixture not secured properly.	Basement Boiler Room	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	Basement Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Basement Boiler Room	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition	Basement Hallway	Closed
10	The protective material for the lighting fixture is not maintained in good repair.	Basement Hallway	Closed
11	The heating system or unit is not in good repair. Namely: ductwork cover missing.	Basement Laundry Room	Closed
12	The plumbing fixture (laundry tub faucet) is not kept free from leaks or defects.	Basement Laundry Room	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement Laundry Room	Closed
14	Wall(s) not maintained clean.	Basement Laundry Room	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition	Basement Laundry Room	Closed
16	Lighting in a service room is provided at less than 200 lux.	Basement Laundry Room	Closed
17	The ventilation grille is not regularly cleaned.	Basement Laundry Room	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement Laundry Room	Closed
19	The electrical connections (ceiling) are not maintained in a safe and complete condition.	Basement Laundry Room	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Laundry Room	Closed
21	Lighting in a service room is provided at less than 200 lux.	Basement Meter Room	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Meter Room	Closed
23	The property has not been repaired in accordance with the standards. Namely: pipe and vent of plumbing fixtures not capped.	Basement North Storage Room	Closed
24	The electrical receptacle (wall outlet) is not maintained in good repair.	Basement North Storage Room	Closed
25	The electrical fixture (ceiling light) is not maintained in good repair.	Basement North Storage Room	Closed
26	The electrical fixtures (ceiling) are not maintained in a safe and complete condition.	Basement North Storage Room	Closed
27	Interior door(s), frames(s), and/or hardware not maintained.	Basement North Storage Room	Closed
28	Finished surface (ceiling) has marks, stains, graffiti, painted slogans and/or other defacements.	Basement North Storage Room	Closed

29	Previously finished surface (ceiling) is not maintained in good repair.	Basement North Storage Room	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement North Storage Room	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall tiles missing, wall broken, etc.	Basement North Storage Room	Closed
32	Ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: telephone panel cover missing.	Basement North Storage Room	Closed
33	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	Basement North Storage Room	Closed
34	Lighting in a storage room is provided at less than 50 lux.	Basement North Storage Room	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement North Storage Room	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement North Storage Room	Closed
37	Lighting fixtures or lamps are not maintained in good repair. Namely: fixture not secured	Basement North Storage Room	Closed
38	Wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.	Basement North Storage Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 305861 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - HALLWAYS AND STAIRWELL	Expiry Date Exten	6-Dec-10	04-MAY-12	31-May-12

No. of defects contained within the Order : **49**

No. of defects that remain outstanding : **12**

Deficiency Details

No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	1th Floor	Closed
2	Interior door is not a good fit in its frame. weatherstrip is missing.	1th Floor	Closed
3	Interior door(s), not maintained in good repair. Paint is chipped.	1th Floor	Closed
4	Interior door is not a good fit in its frame.	2th Floor	Closed
5	Interior door(s), not maintained in good repair. Paint is damaged.	2th Floor	Closed
6	Interior door(s), not maintained in good repair. Trim on door is damaged.	2th Floor	Closed
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Transition bar not secured.	2th Floor	Closed
8	Interior door is not a good fit in its frame.	4th Floor	Closed
9	Interior lighting fixtures or lamps are not maintained. Exit light	5th Floor	Open
10	Interior door is not a good fit in its frame.	6th Floor	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
12	Interior lighting fixtures or lamps are not maintained. Exit light not secured.	6th Floor	Closed
13	Interior door is not a good fit in its frame.	7th Floor	Open
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	8th Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Paint stains on floor.	8th Floor	Open
16	Interior door is not a good fit in its frame.	9th Floor	Open
17	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	10th Floor	Open
18	The electrical receptacle are not maintained in good working order.	10th Floor	Closed
19	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	10th Floor	Closed
20	The property has not been repaired in accordance with the standards. Hydro box is not secure.	Electrical Room	Open
21	The electrical connections are not maintained in good working order. Cables are not secured.	Electrical Room	Closed
22	The electrical switches are not maintained in good working order.	Electrical Room	Open
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
24	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Closed
25	Interior lighting fixtures or lamps are not maintained.	Elevator	Closed
26	The property is not maintained and/or kept clean in accordance with the standards.	Elevator	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Closed
28	The property has not been repaired in accordance with the standards. Small fire box not secured.	Elevator	Closed
29	Interior lighting fixtures or lamps are not maintained, secured.	Garage	Open
30	The property is not maintained and/or kept clean in accordance with the standards. Compactor area is not separated from garage.	Garage	Closed

31	Interior lighting fixtures or lamps are not maintained, secured.	Garage	Closed
32	The property has not been repaired in accordance with the standards. Separation of storage from garage use.	Garage	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Garage	Open
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Shopping carts and floor mats in hallway	Hall	Closed
35	Adequate ventilation has not been provided.	Hall	Closed
36	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
37	The lighting fixture is not maintained in a clean condition.	Hall	Closed
38	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
39	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
40	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
41	Roof drainage not discharging directly into the building drain.	Roof Of Building	Closed
42	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Opening at bottom of guard is more than 100 millimetres.	Roof Of Building	Open
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
44	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Open
45	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
47	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
49	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Stair side runners treads, risers are not painted.	Stairway	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.**