

**MLS Building Audit Program - Details**

**Property Address :** 20 VARNA DR

Legal Description: PLAN 5633 PT BLK V LOT 48

Roll No. : 1908043410014000000

Building : 20 VARNA DR -- N1502

**Report Date :** May 11, 2012

**Building Audit Date :** December 01, 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 307121 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	10-Dec-10	07-JUN-12	86.84%
2	Property Standards	10 309966 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-10	07-JUN-12	100.00%
3	Property Standards	10 309969 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE CHUTE SYSTEM	Closed	10-Dec-10	10-MAR-11	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
3	Property Standards	10 309969 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE CHUTE SYSTEM	Closed	10-Dec-10	10-MAR-11	29-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.	Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 309966 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-10	07-JUN-12	28-May-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.	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair. Paint & plaster under the window is peeling.	Exterior Of Building	Closed
3	The roof or one of its components is not weather tight. Facia missing in section.	North Side of Building	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	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
1	Property Standards	10 307121 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	10-Dec-10	07-JUN-12	28-May-12

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

No. of defects that remain outstanding : **5**

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.	1/F Hallway	Closed
2	The handrails are not maintained in good repair. Namely: handrail not secured.	1/F to 2/F East Stairway	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F to 2/F East Stairway	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F to 2/F West Stairway	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely: cable box not free from dirt and litters.	2/F Hallway	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2/F Hallway	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: near west stairway.	2/F Hallway	Closed
8	Previously finished wall(s) have marks, stains, and/or other defacements. Namely: near Apt 305.	2/F Hallway	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Caretaker Room	Closed
10	Lighting in a service room is provided at less than 200 lux.	Basement East Electrical Room	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement East Electrical Room	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Entrance to Boiler Room	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained in good repair. Namely: floor tile broken near Apt 103.	Basement Hallway	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Hallway	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Laundry Mop Room	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition	Basement Laundry Mop Room	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Locker Room A	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained in good repair.	Basement Locker Room A	Closed
19	Lighting in a storage room is provided at less than 50 lux.	Basement Locker Room A	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Locker Room B	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Basement Locker Room B	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition	Basement Locker Room B	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement West Electrical Room	Closed
24	Lighting in a service room is provided at less than 200 lux.	Basement West Electrical Room	Closed
25	Handrail not provided on two sides of stairs or ramps that are 1,100mm or greater	Basement to 1/F East Stairway	Open
26	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Basement to 1/F West Stairway	Closed

27	The risers, handrails and guards are not maintained in good repair. Namely: refinish required.	Basement to 1/F West Stairway	Closed
28	Exterior window not maintained weather-tight.	East Stairway	Closed
29	The required guard has members, attachments or openings that will facilitate climbing.	East and West Stairways	Open
30	Guard is less than 1,070 millimetres high on landings.	East and West Stairways	Open
31	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	East and West Stairways	Open
32	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres.	East and West Stairways	Open
33	The surface of a window is not kept reasonably clean	East and West Stairways	Closed
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mats.	Hallway	Closed
35	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: apartment doors: Apt 301, 302, 305, 311, 201, 202, 209, 210, etc.	Hallway	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Sub-Basement Boiler Room	Closed
37	Interior lighting fixtures or lamps are not maintained in good working condition.	Sub-Basement Boiler Room	Closed
38	Lighting in a service room is provided at less than 200 lux.	Sub-Basement Boiler Room	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.