

**MLS Building Audit Program - Details**

**Property Address : 210 OAK ST**

Legal Description: PLAN D93 LOTS 27 TO 31 47 TO 59 PT LOTS 32 33 45 46 59 PT LANE

Roll No. : 1904072240055000000

Building : **210 OAK ST**

Report Date : **May 11, 2012**

Building Audit Date : **October 28, 2009**

**\*\* 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	09 196340 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	16-FEB-10	100.00%
2	Property Standards	10 100928 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS 629 defects	Rescheduled	3-Feb-10	19-JAN-11	33.33%
3	Property Standards	10 101866 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	04-JAN-11	100.00%
4	Property Standards	10 101902 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	3-Feb-10	19-JAN-11	0.00%
7	Property Standards	10 218550 PRS 00 IV	REPORT ORDERS BALCONY REPAIR	Closed	16-Jul-10	13-SEP-10	100.00%
8	Property Standards	10 102256 PRS 00 IV	REPORT ORDERS-garage concrete	Closed	13-Aug-10	05-MAR-10	0.00%
9	Property Standards	11 144926 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS structure defects	Expiry Date Extended	18-Jan-12	18-JUL-12	0.00%
10	Property Standards	11 280515 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS B2 floor no service- reissued on Jan 18, 12	Closed	18-Jan-12	27-APR-12	100.00%
11	Property Standards	11 280649 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS exterior balconies and guards re eng report	Expiry Date Extended	18-Jan-12	18-JUL-12	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
7	Property Standards	10 218550 PRS 00 IV	REPORT ORDERS BALCONY REPAIR	Closed	16-Jul-10	13-SEP-10	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies, their appurtenant attachments and their supporting structural members are not being maintained free from defects and hazards. (Repair as required and as prescribed by report provided by Quartz Holdings pages 1 through 7)	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	11 144926 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS structure defects	Expiry Date Exten	18-Jan-12	18-JUL-12	18-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property has not been repaired in accordance with the standards. (Namely: Repair to the underground parking structure shall be carried out as specified by Professional Engineer's report by Quartz Holdings Ltd. Dated Dec. 10, 2010 which identifies specific areas of defect. In addition the method of repair shall be carried out as specified in the Concrete Repair Specification report dated Oct. 8, 2009 pages 1 through 7.)	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	11 280515 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS B2 floor no service- reissued on Jan 18, 12	Closed	18-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	Floor and/or floor covering not maintained in good repair. Namely; (1) existing floor tiles broken and cracked. (2) Floor tile repair made with tiles that don't match existing tiles. (3) replaced tiles not done with good workmanship) (4) large area of hall tiles removed and not replaced.	Basement	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	11 280649 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS exterior balconies and guards re eng report	Expiry Date Exten	18-Jan-12	18-JUL-12	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) are not maintained in good repair. Namely; all concrete balcony floor slabs, including any and all other concrete projections extending outwardly from the building face. and include the balcony panels, and the balustrade guard system. The above deficiencies to be repaired in accordance with the Engineers report dated October 8, 2009 by Quartz Holdings Limited. George Meyer, P Eng.	Balcony	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 101866 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	04-JAN-11	28-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	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 100928 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS 629 defects	Rescheduled	3-Feb-10	19-JAN-11	2-Jul-12

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep derelict vehicles.	Garage	Open
2	The parking or storage garage is used to keep junk or rubbish.	Garage	Open
3	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. Namely: sensor not functioning.	Garage	Closed
4	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires, junction boxes with no covers, wires not terminated inside junction boxes, obsolete electrical wire and junction boxes.	Garage	Open
6	The property is not maintained and/or kept clean in accordance with the standards.; Namely oil stains on floor surface of parking spaces. Debris on stairs leading to outside surface from garage.	Garage	Open
7	The floor drain is not connected to the sewage system.	Garage	Open
8	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. Namely; missing signs.	Garage	Open
9	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 to match the color indicated by number 14193 in Federal Standard 595B colors, dated July 1994, 7690-01-162-2210 Fan Deck.	Garage	Open
10	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.	Garage	Open
11	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Open
12	The parking or storage garage walls painted surface is not maintained reasonably clean.	Garage	Open
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Substantially Com
14	The ventilation system or unit is not kept in good repair. Namely; broken louvers on fan unit housing.	Garage	Closed
15	The Garage is being used to store materials.	Garage	Open
16	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Substantially Com
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Open
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
19	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
20	Driveway(s) and/or similar areas not maintained. Namely; driving surface of ramp to P2 level has broken /deteriorated surface.	Garage	Open
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 196340 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	16-FEB-10	3-Oct-11

No. of defects contained within the Order : **65**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely; unsafe electrical connection.	7th Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Basement	Closed
4	Exterior door has defective hardware. Namely: defective door closures are broken.	Basement	Closed
5	Exterior door not maintained in good repair.	Basement	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Basement	Closed
7		Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
9	Previously finished surface(s) where marks graffiti, and/or other defacements have been removed have not been refinished.	Basement	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. namely; junk and debris.	Basement	Closed
11	The plumbing system is not kept free from leaks or defects.	Basement	Closed
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; walls and ceiling have water damage.	Basement	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
14	The floor and every appurtenance, surface cover and finish is not maintained. Namely; Floor tiles broken.	Basement	Closed
15	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
17	The ventilation system or unit is not regularly cleaned. Namely; dirty vent grills.	Basement	Closed
18	The electrical connections are not maintained in good working order.	Basement	Closed
19	The property is not maintained and/or kept clean in accordance with the standards. Namely; rooms dirty and junk and debris stored.	Basement	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Boiler Room	Closed
21	Interior lighting fixtures or lamps are not maintained.	Boiler Room	Closed
22	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
23	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; paint and plaster defective	Boiler Room	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling tiles damaged and missing.	Hall	Closed
26	Ceiling not maintained clean.	Hall	Closed
27	The ventilation system or unit is not regularly cleaned.	Hall	Closed

28	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Hall	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; electrical duplex and light switch covers missing.	Hall	Closed
30	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Hall	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
32	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	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
34	Interior door not maintained in good repair.	Hall	Closed
35	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboard damaged.	Hall	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; milk box defective.	Hall	Closed
39	Wall(s) not maintained clean.	Hall	Closed
40	Floor and/or floor covering not kept free from holes, tears and worn out sections.	Hall	Closed
41	Floor and/or floor covering not kept in a clean and sanitary condition. Namely; carpets filthy and stained.	Hall	Closed
42	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
43	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Laundry Room	Closed
44	Exterior window(s) with broken/cracked glass.	Laundry Room	Closed
45	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
46	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
48	The property is not maintained and/or kept clean in accordance with the standards.	Locker Room	Closed
49	Interior lighting fixtures or lamps are not maintained.	Locker Room	Closed
50	Door hardware/devices are not maintained in good repair.	Locker Room	Closed
51	Previously finished wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.	Stairway	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
53	Previously finished surface in the public area of the property is not maintained in good repair.	Stairway	Closed
54	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; stair nosing defective.	Stairway	Closed
55	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
56	Ceiling not maintained clean.	Stairway	Closed
57	Wall(s) not maintained clean.	Stairway	Closed
58	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
59	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; stairs and landings floor surfaces.	Stairway	Closed
60	Lighting in a service room is provided at less than 200 lux.		Closed
61	Lighting in a service room is provided at less than 200 lux.		Closed
62	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		Closed
63	Floor and/or floor covering not kept in a clean and sanitary condition		Closed
64	Wall(s) not maintained clean.		Closed

65	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged tiles and plaster..
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Closed
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**Part III - Apartment Unit Activity Summary for Property Standards Orders :210 OAK  
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<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>2</b>
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**