

MLS Building Audit Program - Details

Property Address : 21 PARK BLVD

Legal Description: PLAN M9 PT LOT 9 PLAN R1096 PART 2 RP 66R15409 PARTS 5-21 &
 Roll No. : 1919053210003000000

Building : 21 PARK BLVD -- W0605 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 09, 2011

**** 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	11 201008 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-May-11	29-JUL-11	100.00%
2	Property Standards	11 201011 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-May-11	29-JUL-11	100.00%
3	Property Standards	11 201013 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-May-11	29-JUL-11	100.00%

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	11 201008 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-May-11	29-JUL-11	9-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair.	Exterior	Closed
2	Exterior garbage containment area not screened.	Exterior	Closed
3	The balconies are not being maintained free from defects and/or hazards. (Namely but not limited to: Balconies to suites 201, 301 (and may include any other balcony) where delaminating concrete is present, (repair as required))	Exterior Of Building	Closed
4	The exterior surface shall be maintained free of graffiti and/or painted slogans.	South Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 201013 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-May-11	29-JUL-11	9-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting lamps are not maintained. (Namely: Burnt out light tubes)	Underground Parking Area	Closed
2	The electrical connections are not maintained in a safe and complete condition. (Namely: Unprotected electrical connection)	Underground Parking Area	Closed
3	The property is not maintained and/or kept clean in accordance with the standards. (Namely but not limited to: Dust, debris located throughout floor area, in addition to improper storage and retention of materials located throughout parking garage)	Underground Parking Area	Closed
4	The floor drain is not maintained in good repair. (Namely: Steel grate is not free from damage and defect)	Underground Parking Area	Closed
5	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.	Underground Parking Area	Closed
6	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.	Underground Parking Area	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. (Repair cracks and defective walls as required)	Underground Parking Area	Closed
8	The parking garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
9	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	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	11 201011 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-May-11	29-JUL-11	9-Aug-11

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Exit door surface, walls and ceilings as required)	1st Floor	Closed
2	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials, in addition to dust and debris)	1st Floor	Closed
3	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
4	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely damaged paint and plaster finish)	2nd Floor	Closed
5	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely damaged paint and plaster finish)	3rd Floor	Closed
6	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Damaged or defective paint located within lobby area)	4th Floor	Closed
7	The electrical receptacle are not maintained in good working order. (Namely: Damaged duplex cover)	5th Floor	Closed
8	The finishing of repairs shall be reasonably compatible in design and colour with adjoining decorative finishing materials. (Namely: Unpainted stairwell door)	5th Floor	Closed
9	Previously finished wall in the public area of the property is not maintained in good repair. (Namely: Damage located near 604)	6th Floor	Closed
10	Ceiling not maintained free of damaged and deteriorated materials. (Namely: Damaged, defective or stained ceiling tiles)	7th Floor	Closed
11	The protective material for the lighting fixture is not maintained free from damage. (Namely: Damaged or defective light lens covers (repair or replace as required))	7th Floor	Closed
12	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
13	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Door paint not free from defect)	Basement	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: damaged ceiling over compactor bin)	Basement	Closed
15	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
16	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
17	The electrical fixtures are not maintained in a safe and complete condition. (Namely: In-secured electrical box attached to fan)	Basement	Closed
18	The electrical switches are not maintained in a safe and complete condition. (Namely: Broken face plate to switch)	Basement	Closed
19	The electrical switches are not maintained in a safe and complete condition. (Namely: damaged face plate)	Basement	Closed
20	The electrical connections are not maintained in a safe and complete condition. (Namely: Missing box covers on junction boxes)	Basement	Closed
21	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
22	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
23	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
24	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
25	The protective material for the lighting fixture is not maintained. (Namely: Missing light lens)	Basement	Closed
26	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Dust and debris located within area)	Basement	Closed

27	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
28	Door hardware/devices are not maintained in good repair. (Namely: Stairway doors that are not self closing and self latching)	Stairway	Closed
29	Stairway(s) is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
30	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely but not limited to: Walls and ceilings in stairways that have marks, defacements, stains, damage or mismatched paint, in addition to stair guards where paint is defective (Repair as required))	Stairway	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Work Shop	Closed
32	Ceiling not maintained free of holes, damaged and deteriorated materials. (Namely but not limited to: ceiling perforations)	Work Shop	Closed
33	Extension cords or other extensions are used as a permanent wiring system.	Work Shop	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.**