

MLS Building Audit Program - Details

Property Address : 21 ST JOSEPH ST

Legal Description: PLAN D3 PT LOTS 75 TO 77 RP 63R3491 PART 3

Roll No. : 1904068320006900000

Building : 21 ST JOSEPH ST -- S2707 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : October 27, 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 286597 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Nov-10	02-JUN-11	100.00%
2	Property Standards	10 286604 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Nov-10	25-DEC-11	100.00%
3	Property Standards	10 286910 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Nov-10	03-JUN-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
3	Property Standards	10 286910 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Nov-10	03-JUN-11	26-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The west wall of the building next to the court yard has some spalling bricks.	Exterior Of Building	Closed
2	The compactor room door and frame is rusted and paint is peeling.	Exterior Of Building	Substantially Com
3	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed
4	The top of retaining wall at entrance to parking garage has broken, cracked and loose concrete	Exterior 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 286604 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Nov-10	25-DEC-11	10-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Vehicle access door not operating.	Underground Parking Area	Closed
2	Glass in pedestrian exit door cracked.	Underground Parking Area	Closed
3	Damaged curb stops. Also additional curb stops create trip hazard.	Underground Parking Area	Closed
4	Several pedestrian exit doors that do not lead directly to the exterior are incorrectly displaying safe exit signs.	Underground Parking Area	Closed
5	Several pedestrian exit doors that do not lead directly outside are incorrectly painted green.	Underground Parking Area	Closed
6	Ceiling tiles missing.	Underground Parking Area	Closed
7	Damaged plaster on wall.	Underground Parking Area	Closed
8	Drywall on ceiling damaged.	Underground Parking Area	Closed
9	Storage of unrelated items.	Underground Parking Area	Closed
10	Ceiling damaged.	Underground Parking Area	Closed
11	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.	Underground Parking Area	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 286597 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Nov-10	02-JUN-11	9-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Insulation detached from ductwork.	1st Floor	Closed
2	Plaster damaged on wall.	1st Floor	Closed
3	Ceiling damaged, section missing.	1st Floor	Closed
4	Latch on ceiling hatch cover broken.	1st Floor	Closed
5	Electrical connection box on wall has no cover.	1st Floor	Closed
6	Ceiling tiles missing.	1st Floor	Closed
7	Light not operating.	2nd Floor	Closed
8	Areas of damaged wallpaper.	2nd Floor	Closed
9	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.	5th Floor	Closed
10	Wallpaper peeling and damaged.	5th Floor	Closed
11	Plaster damaged at wall and ceiling.	5th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
13	Electrical connection box on ceiling has no cover.	Boiler Room	Closed
14	Paint peeling on ceiling by roof access.	East	Closed
15	Several ceiling light fixtures have no covers provided.	Hall	Closed
16	Paint peeling, deteriorated and stained on ceiling and walls.	Laundry Room	Closed
17	Ceiling tiles missing. Ceiling tiles stained.	Lobby	Closed
18	Ceiling ventilation cover missing.	Lobby	Closed
19	Damaged plaster on ceiling and wall.	West	Closed
20	Two light fixtures not operating.	West	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.**