

MLS Building Audit Program - Details

Property Address : 22 BURNHAMTHORPE RD

Legal Description: PLAN 3207 PT BLK A

Roll No. : 1919021200035000000

Building : 22 BURNHAMTHORPE RD -- W0502 -- DSALA

Report Date : May 11, 2012

Building Audit Date : April 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 166379 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-10	30-MAR-12	100.00%
2	Property Standards	10 168278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - HALLWAYS AND STAIRWELLS	Closed	6-May-10	30-MAR-12	100.00%
4	Property Standards	10 310508 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Dec-10	30-MAR-12	36.84%

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
4	Property Standards	10 310508 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Dec-10	30-MAR-12	25-May-12

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door does not prevent the entry of vermin, rodents and/or insects.	East Side of Building	Closed
2	The exterior surface (door) of the building shall be maintained free of graffiti and/or painted slogans.	East Side of Building	Closed
3	The lighting fixture is not kept in good repair. Namely: light above door.	East Side of Building	Open
4	Handrails on stairs not provided.	East Side of Building	Open
5	Guards: 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.	East Side of Building	Open
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not capable of supporting all loads that they are subjected to.	East Side of Building	Open
7	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
8	Exterior window(s) with broken/cracked glass.	East Side of Building	Open
9	The exterior walls and their components are not being maintained in good repair.	East Side of Building	Open
10	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	East Side of Building	Open
11	Exterior walkway not maintained in good repair.	East Side of Property	Closed
12	The balconies are not maintained in good repair. Namely: concrete slab/ceiling of balconies spalling/deteriorated and protective finish peeling.	Exterior Of Building	Open
13	The exterior walls and their components are not being maintained in good repair.	North Side of Building	Open
14	The stairs are not maintained in good repair.	North-east Side of Building	Open
15	Exterior landing not maintained in good repair.	South-east Side of Building	Closed
16	The guards/handrails are not maintained in good repair. Namely: guards/handrails not secured and rusted.	South-east Side of Building	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West Side of Building	Closed
18	The guards are not maintained in good repair. Namely: guards not secured.	West Side of Building	Closed
19	Exterior walkway not maintained in good repair.	West Side of Property	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 166379 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-10	30-MAR-12	30-Mar-12

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
5	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.	Basement	Closed
6	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
9	Interior door hardware not maintained in good repair.	Basement	Closed
10	Interior door maintained in good repair.	Basement	Closed
11	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
12	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials in aisle.	Basement	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
16	Previously finished surface (ceiling) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
17	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: locker overloaded with materials causing door not able to shut properly.	Basement	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
20	Exterior window(s) with broken/cracked glass.	Basement	Closed
21	Exterior window(s) with broken/cracked glass.	Basement	Closed
22	Window that is capable of being opened has no screen.	Basement	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 168278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - HALLWAYS AND STAIRWELLS	Closed	6-May-10	30-MAR-12	30-Mar-12

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Hole in door.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Exterior	Closed
5	Exterior door, window, skylight or basement hatchway not maintained in good repair.	Exterior	Closed
6	Exterior door, window, skylight or basement hatchway not maintained in good repair.	Exterior	Closed
7	Exterior door has deteriorated/ineffective weather-proofing.	Exterior	Closed
8	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
9	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Ceiling hatch not secured.	Hall	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Graffiti and paint peeling on doors	Hall	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Hallway used as storage facility by tenants (bicycles...)	Hall	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
14	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
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
17	The ventilation system or unit is not regularly cleaned.	Hall	Closed
18	The ventilation system or unit is not regularly cleaned.	Hall	Closed
19	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Lobby	Closed
20	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.	Lobby	Closed
21	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Lobby	Closed
22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Closed
24	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
25	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Newel post without cap.	Stairway	Closed
26	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
27	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Stairway	Closed

28	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
29	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Nosing, risers are rusted.	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.**