

**MLS Building Audit Program - Details**

**Property Address :** 2313 ISLINGTON AVE

Legal Description: PLAN M946 PT BLK C RP R1715 PART 1

Roll No. : 1919041155026000000

Building : 2313 ISLINGTON AVE -- W0205

**Report Date :** May 11, 2012

**Building Audit Date :** July 25, 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 253428 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	31-Aug-11	29-FEB-12	100.00%
2	Property Standards	11 253446 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	31-Aug-11	29-FEB-12	24.24%
3	Property Standards	11 253449 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	31-Aug-11	29-FEB-12	50.00%
4	Property Standards	11 253450 PRS 00 IV	REPORT ORDERS	Order Issued	31-Aug-11	31-OCT-11	N/A**

**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 253428 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	31-Aug-11	29-FEB-12	1-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Balconies and their supporting structural members are not maintained in good repair. (Specifically: Three 2nd floor east facing balcony slabs are not free from cracks and damage)	East Side of Building	Closed
2	Exterior garbage containment area not screened.	North Side of Property	Closed
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimeters (Namely: Exterior guard surrounding elevated parking surface)	Parking Area	Substantially Com
4	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing. (Namely: Exterior guard surrounding elevated parking surface)	Parking Area	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 253449 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	31-Aug-11	29-FEB-12	1-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage does not have a designated safe-exit route.	Garage	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
3	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.	Garage	Open
4	The parking or storage garage is used to keep vehicles that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Vehicle bearing Provincial marker AFFN 710, Honda Civic parked in spot 27)	Garage	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
6	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
7	The parking or storage garage ceiling are not painted white.	Garage	Closed
8	Lighting in a garage is provided at less than 50 lux.	Garage	Open
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
10	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.	Garage	Open

11	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) meter on both sides of the frame, and to a height of three (3) meters above the floor or to the soffit above the bulkhead over the door is not the required colored green. (Green color identified as: 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck)	Garage	Open
12	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.	Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 253446 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	31-Aug-11	29-FEB-12	1-May-12

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

No. of defects that remain outstanding : **25**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes,damaged and deteriorated materials.	1st Floor	Open
2	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Open
3	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
4	The electrical receptacle are not maintained in a safe and complete condition. (Namely: Duplex cover near 309)	3rd Floor	Open
5	Wall not maintained free of damaged materials. (Namely: Loose baseboard)	4th Floor	Open
6	The property is not kept clean in accordance with the standards. (Clean and clear electrical closets)	4th Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely: Missing light lens cover)	5th Floor	Closed
8	Interior door and hardware not maintained in good repair. (Namely: Door fails to close securely)	6th Floor	Closed
9	The property is not maintained in accordance with the standards. (Namely: Improper storage and retention of materials)	6th Floor	Closed
10	Ceiling not maintained free of damaged materials. (Namely: Loose ceiling access hatch)	6th Floor	Open
11	Interior door glass pane is not maintained in good repair. (Namely: Broken glass panel in door)	6th Floor	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely: Light fixtures missing light lenses - replace as required)	7th Floor	Closed
13	Lighting in a service room is provided at less than 200 lux.	Basement	Open
14	Lighting in a service room is provided at less than 200 lux.	Basement	Open
15	Lighting in a service room is provided at less than 200 lux.	Basement	Open
16	Lighting in a service room is provided at less than 200 lux.	Basement	Open
17	Extension cords or other extensions are used as a permanent wiring system.	Basement	Open
18	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Open
19	The property is not maintained in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Open
20	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Open
21	The electrical connections are not maintained in a safe and complete condition. (Nmaely: Unprotected electrical junctions)	Basement	Open
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
23	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
24	The electrical receptacle are not maintained in a safe and complete condition. (Namely: Damaged duplex cover)	Lobby	Open
25	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
26	The guard and their supporting structural members are not maintained in good repair. (Namely: Loose stair guard located at Penthouse stairway)	Roof Of Building	Open
27	The stairs and their supporting structural members are not being maintained free from defects/hazards. (Namely: Broken and deflected nosing on stairs)	South Side of Building	Open
28	The floor is not maintained. (Namely: Broken threshold at door entrance)	South Side of Building	Closed

29	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	Open
30	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Open
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
32	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
33	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Open

### 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.**