

**MLS Building Audit Program - Details**

**Property Address :** 245 DUNN AVE

Legal Description: PLAN 382 LOTS 76 77 80 81 AND 89 PT LOT 92 PLAN 607Y LOTS 1 T

Roll No. : 1904021290019000000

Building : 245 DUNN AVE

**Report Date :** May 11, 2012

**Building Audit Date :** November 13, 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 190842 PRS 00 IV	PARKING GARAGE/STRUCTURE - INVESTIGATION	Closed	30-Nov-09	29-JAN-10	0.00%
2	Property Standards	09 189997 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-09	11-JAN-10	100.00%
3	Property Standards	09 190840 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-09	11-JAN-10	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	09 190840 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-09	11-JAN-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	Exterior garbage containment area not screened.	Exterior Of Building	Closed
2	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the Utility cabinets are left open.	Exterior Of Building	Closed
3	Height of the guard for exit ramps is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior Of Building	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
5	Exterior garbage bin loaded beyond the top of the container.	Exterior Of Building	Closed
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	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	09 189997 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-09	11-JAN-10	26-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
4	Immediate action has not been taken to eliminate an unsafe condition.	2nd Floor	Closed
5	Door hardware/devices are not maintained in good repair.	2nd Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	5th Floor	Closed
9	Door hardware/devices are not maintained in good repair.	6th Floor	Closed
10	Garbage chute is not maintained in a clean condition. Namely; furniture has been placed in the room.	7th Floor	Closed

11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet loose at #901	9th Floor	Closed
13	The electrical connections are not maintained in good working order. Namely; Electricial junction box missing cover.	9th Floor	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; base board defective.	9th Floor	Closed
16	Door hardware/devices are not maintained in good repair.	10th Floor	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	10th Floor	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: loose smoke alarm cover.	10th Floor	Closed
19	Door hardware/devices are not maintained in good repair.	11th Floor	Closed
20	Floor and/or floor covering not kept in good repair.	12th Floor	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Base board damaged base board	14th Floor	Closed
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; ventilation wall grill missing	15th Floor	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely; no cover on electrical box	17th Floor	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; ventilation wall grill missing	17th Floor	Closed
25	Door hardware/devices are not maintained in good repair.	17th Floor	Closed
26	Previously finished surface have graffiti/ marks/printed slogans.	17th Floor	Closed
27	Previously finished surfaces have not been renewed or refinished, when necessary, to maintain a similar appearance. Namely; apt door 1907	19th Floor	Closed
28	Interior lighting fixtures or lamps are not maintained.	19th Floor	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	19th Floor	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	19th Floor	Closed
31	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	20th Floor	Closed
32	Door hardware/devices are not maintained in good repair.	20th Floor	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	21st Floor	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely: junction box no cover	Basement	Closed
35	The electrical connections are not maintained in a safe and complete condition. Namely: electrical box no cover.	Basement	Closed
36	The electrical connections are not maintained in a safe and complete condition. Namely: no cover on box.	Basement	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
38	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
39	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
40	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; base boards and walls.	Basement	Closed
43	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
44	The plumbing system is not kept free from leaks or defects.	Basement	Closed
45	The heating system or unit is not in good repair and maintained in good working condition. Namely; cover missing from base board heater.	Basement	Closed

46	The ventilation system or unit is not regularly cleaned.	Elevator	Closed
47	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : elevator buttons. (#17)	Elevator	Closed
48	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
49	Interior lighting fixtures or lamps are not maintained.	Garage	Closed
50	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: doormats.	Hall	Closed
51	Hallway carpets not kept clean and free from stains.	Hall	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; corner protector plate loose.	Lobby	Closed
53	Interior lighting fixtures or lamps are not maintained.	Roof Of Building	Closed
54	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Roof Of Building	Closed
55	The plumbing system is not kept free from leaks or defects. (pump leaking)	Roof Of Building	Closed
56	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.	Stairway	Closed
57	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	Closed
58	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
59	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Stairway	Closed
60	Previously finished floor surface(s) in the stairways of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: landings and stair surfaces.	Stairway	Closed
61	Previously finished surface(s) have graffiti on ceiling.	Stairway	Closed
62		Stairway	Closed
63	Previously finished surface(s) have graffiti on side of stair case	Stairway	Closed
64	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. (Repairs in progress)	Stairway	Closed
65	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Throughout Building	Closed
66	Lighting in a service room is provided at less than 200 lux.		Closed
67	Lighting in a service room is provided at less than 200 lux.		Closed
68	Lighting in a service room is provided at less than 200 lux.		Closed
69	Interior lighting fixtures or lamps are not maintained.		Closed
70	Lighting in a storage room is provided at less than 50 lux.		Closed
71	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
72	The property is not maintained and/or kept clean in accordance with the standards. Namely; Materials stored in room not intended for such use.		Closed
73	The property is not maintained and/or kept clean in accordance with the standards. Namely; Materials stored are not kept neat and tidy.		Closed
74	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; behind machines have not been cleaned.		Closed
75	The electrical connections are not maintained in good working order. Namely; unsecured cables.		Closed
76	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		Closed
77	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		Closed
78	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		Closed

### 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.**