

MLS Building Audit Program - Details

Property Address : 245 ROEHAMPTON AVE

Legal Description: PLAN 639 PT LOTS 15 & 16

Roll No. : 1904104020013000000

Building : 245 ROEHAMPTON AVE -- S2201

Report Date : May 11, 2012

Building Audit Date : October 13, 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 293400 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	24-FEB-12	0.00%
2	Property Standards	11 293424 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	25-JAN-12	16.67%
3	Property Standards	11 293425 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	27-Oct-11	25-JAN-12	0.00%

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
2	Property Standards	11 293424 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	25-JAN-12	30-May-12

No. of defects contained within the Order : 12

No. of defects that remain outstanding : 10

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.	Exterior	Open
2	The property has not been repaired in accordance with the standards, namely : Steel post base	Exterior	Open
3	The property has not been repaired in accordance with the standards, nmaely : Damaged/deteriorated curbs	Exterior	Open
4	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Open
5	Attachment appurtenant to the building is not being maintained in good repair, namely, the conduit for cable	Exterior Of Building	Open
6	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
7	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Ramp	Open
8	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Ramp	Open
9	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.	Ramp	Open
10	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
11	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, namely : Missing guard	Stairway	Open
12	Driveway(s) and/or similar areas not maintained.		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 293425 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	27-Oct-11	25-JAN-12	31-Dec-12

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Open
2	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	Open
3	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
4	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
5	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
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	Open
7	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	Open
8	Immediate action has not been taken to eliminate an unsafe condition, namely : Missing protective cover	Underground Parking Area	Open
9	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
10	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
12	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 293400 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	24-FEB-12	16-Jul-12

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **39**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Remove water stained ceiling tiles	14th Floor	Open
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 14th floor. Rubber material used for baseboard trim needs to be secured to the wall.	14th Floor	Open
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 14th floor. Storage room door. Broken self closer on door.	14th Floor	Open
4	Floor and/or floor covering not kept free from debris or discarded materials. Namely: Basement Level. Clear shopping carts and stored materials from under the stairs.	Basement	Open
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Boiler room. Landing and stair guards.	Boiler Room	Open
6	Extension cords or other extensions are used as a permanent wiring system. Namely: Remove electrical cord used for permanent wiring. Provide a hard wire outlet connection.	Boiler Room	Open
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Landing Guards.	Boiler Room	Open
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Clean and clear all debris and discarded materials from the floor of the boiler room.	Boiler Room	Open
9	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. Upgrade lighting to 200 lux as required.	Boiler Room	Open
10	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. Namely: Average lighting in hallways are below 50 Lux. Upgrading is required.	Hall	Open
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room Washroom. Repair holes in ceiling. Repair door to washroom. Door finish needs painting.	Laundry Area	Open
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Laundry Room. Repair wall area with cracked paint finish.	Laundry Room	Open
13	The electrical receptacle are not maintained in a safe and complete condition. Namely: Laundry Room. Electrical receptacle outlets are on the floor. Should be properly installed on the wall.	Laundry Room	Open
14	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Lobby Area. Repair damaged wall paper. Repair hole in ceiling. Replaster and paint as required.	Lobby	Open
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Repair broken glass in front lobby door.	Lobby	Open
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
17	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
18	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker Room. Repair holes in ceiling. Exposed reinforcing bar in the ceiling to be covered with concrete. Repair active water leak on ceiling.	Locker Room	Open
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Locker Rooms. Clear debris and discarded items from aiseways.	Locker Room	Open
21	Extension cords or other extensions are used as a permanent wiring system. Namely: Locker Room. Remove electrical extension cord on plumbing pipe in locker room.	Locker Room	Open
22	Lighting in a storage room is provided at less than 50 lux. Namely: Upgrade lighting in locker room.	Locker Room	Open

23	Guard with a minimum height of 1,070 millimetres has not been provided around a roof to which access is granted for other than maintenance purposes. Namely: Repair damaged pressure treated roof barrier at penthouse level.	Roof Of Building	Open
24	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely: Roof Deck. Clear all discarded materials and debris from the roof deck level.	Roof Of Building	Open
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 14th and 12th floor storage room door, inside surface needs painting.	Storage Room	Open
26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: All plaster repairs on the walls of stairways and hallways are required to be painted.	Throughout Building	Open
27	Garbage chute is not maintained in a clean and odour free condition. Namely: Garbage chute system needs to be power washed throughout building.	Throughout Building	Open
28	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor landings and stairs are required to be painted throughout building in the stairways.	Throughout Building	Open
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove all floor mats in the hallways throughout building. Trip Hazard.	Throughout Building	Open
30	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Where the wall area around the garbage chute is cracked and deteriorated. Repairs are required.	Throughout Building	Open
31	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open
32	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Handrails. Repair all handrails that are not secured properly to the walls of the public stairway throughout the building.	Throughout Building	Open
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All carpet that is stained or marked throughout the building needs to be cleaned or replaced.	Throughout Building	Open
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All Electrical Rooms. Close off holes in the ceiling and clean the floor.	Throughout building	Open
35	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Missing handrail between 10th and 9th floors.		Open
36	Lighting in a service room is provided at less than 200 lux. Namely: Lighting in the Fan Belt Service room is well below the required 200 Lux. Upgrading is required.		Open
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 2nd to 1st floor stairwell wall. Deteriorated/damaged wall surface. Repairs required.		Open
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Fire Detection Room. Clear all discarded items from the floor. Repair hole in wall with concrete or other fire protection materials.		Open
39	The Fan Belt Room is not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all debris and discarded materials from the room.		Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :245
ROEHAMPTON AVE**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**