

MLS Building Audit Program - Details

Property Address : 250 ROEHAMPTON AVE

Legal Description: PLAN 639 PT LOT 15 & 16

Roll No. : 1904104170031000000

Building : 250 ROEHAMPTON AVE -- S2201

Report Date : May 11, 2012

Building Audit Date : May 16, 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 202816 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Jun-11	05-DEC-11	0.00%
2	Property Standards	11 205676 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Jun-11	05-DEC-11	4.88%
3	Property Standards	11 207179 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Jun-11	05-DEC-11	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
1	Property Standards	11 202816 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Jun-11	05-DEC-11	4-May-12

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	Open
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Open
3	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.	Exterior	Open
4	Height of the guard for exit ramps and landings 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	Open
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair where required.	Exterior Of Building	Open
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Open
7	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Open
8	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.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 207179 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Jun-11	05-DEC-11	4-May-12

No. of defects contained within the Order : **20**

No. of defects that remain outstanding : **20**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged screen	Underground Parking Area	Open
3	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
4	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
6	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
9	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Open
10	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
11	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	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.	Underground Parking Area	Open
13	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
14	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
15	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	Open
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
17	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
18	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
19	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	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 205676 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Jun-11	05-DEC-11	30-Mar-12

No. of defects contained within the Order : **41**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mat required.	1st Floor	Open
2	The property is not maintained and/or kept clean in accordance with the standards, namely remove abandoned incinerator.	Boiler Room	Open
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation on timer.	Building	Open
4	The ventilation system or unit is not regularly cleaned.	Building	Open
5	The electrical fixtures are not maintained in good working order, namely missing bulb on fixture and covers on switches.	Elevator	Open
6	The floor and every appurtenance, surface cover and finish is not maintained, namely missing and/or damaged floor tiles and baseboards.	Exit	Open
7	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
8	The property has not been repaired in accordance with the standards, namely clean behind washing machines and dryers.	Laundry Room	Open
9	Previously finished walls and ceiling in the public area of the property is not maintained in good repair, namely refinish ceiling and replace missing tiles.	Laundry Room	Open
10	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
11	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Open
12	The plumbing system is not kept free from leaks or defects.	Locker Room	Open
13	The property is not maintained and/or kept clean in accordance with the standards, namely excess storage in and above lockers and aisles.	Locker Room	Open
14	Door hardware/devices are not maintained in good repair.	Office	Open
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Open
16	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.	Roof Of Building	Open
17	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.	Roof Of Building	Open
18	The exterior walls and their components are not being maintained in good repair, namely exposed rebar and deteriorated chimney	Roof Of Building	Open
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Open
20	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely mechanical equipment.	Roof Of Building	Open
21	Height of the guard for exit ramps and landings 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.	Roof Of Building	Open
22	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials.	Roof Of Building	Open
23	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Open
24	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Stairway	Open

25	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing newel cap.	Stairway	Open
26	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.	Throughout Building	Open
27	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.	Throughout Building	Open
28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
29	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
30	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Closed
31	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
32	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Open
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely 7th, 1st floors & locker, storage, file, office and service rooms, etc.	Throughout Building	Open
34	Previously finished walls and ceilings in the public area of the property is not maintained in good repair, to include namely 7th, 1st floors & locker, storage, file, office and service rooms, etc.	Throughout Building	Open
35	Interior doors and frames are not maintained in good repair, namely refinish suite and exit doors.	Throughout Building	Open
36	The electrical fixtures are not maintained in good working order, namely loose fixtures and missing and/or damaged lense covers.	Throughout Building	Closed
37	The electrical receptacle are not maintained in good working order, namely missing and/or damaged cover plates .	Throughout Building	Open
38	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats, bicycles and carriages.	Throughout Building	Open
39	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk in stairwells, storage, locker, moving, file, service rooms and office.	Throughout Building	Open
40	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Throughout Building	Open
41	Previously finished walls and ceilings in the public area of the property is not maintained in good repair.	Throughout Building	Open

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.**