

MLS Building Audit Program - Details

Property Address : 25 CEDARCROFT BLVD

Legal Description: PLAN M902 PT BLK E RPR1472 PARTS 2 & 5

Roll No. : 1908053550083000000

Building : 25 CEDARCROFT BLVD

Report Date : May 11, 2012

Building Audit Date : March 02, 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 113332 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-09	14-APR-09	100.00%
2	Property Standards	09 113359 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-09	14-APR-09	100.00%
3	Property Standards	09 113376 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-09	14-APR-09	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
2	Property Standards	09 113359 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-09	14-APR-09	30-Jun-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 maintained in good repair. Namely: peeling paint on balcony soffits.	Balcony	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Building	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Building	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely: Deteriorated paint and concrete on vent housing.	Building	Closed
5	The exterior surface has not been restored and/or resurfaced where necessary. Namely: deteriorated concrete and peeling paint on retaining wall to underground garage.	Building	Closed
6	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Deteriorated surface finish on handrail exposing rust.	Fire Escape	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 113376 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-09	14-APR-09	30-Sep-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair. Namely hole in door.	Compactor Room	Closed
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Garage Area	Closed
3	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 Area	Closed
4	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.	Garage Area	Closed
5	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 Area	Closed
6	The parking or storage garage does not have a designated safe-exit route.	Garage Area	Closed
7	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Garage Area	Closed

8	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 Area	Closed
9	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage Area	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage Area	Closed
11	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage Area	Closed
12	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Licence Plate # APSH 327 Black Pontiac. Expired Plates.	Garage Area	Closed
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
14	The parking or storage garage ceiling are not painted white where required.	Garage Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 113332 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-09	14-APR-09	30-Sep-09

No. of defects contained within the Order : **21**

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

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: floor mat to be replaced at hallway exit door in space provided.	1st Floor	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	5th Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: remove floor mat at #502.	5th Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: near unit #908.	9th Floor	Closed
5	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Chute doors are not self-closing properly.	9th Floor	Closed
6	Door hardware/devices have been removed and not replaced. Namely: door stop attached to #904 must be removed.	9th Floor	Closed
7	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	10th Floor	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely garbage chute door not closing properly.	11th Floor	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Cover plate missing on electrical fixture.	Boiler Room	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition Namely: rags, old fans, window replacements, plywood, hoses, electrical cords and other discarded materials.	Elevator	Closed
11	The electrical fixtures are not maintained in good working order. Namely replace light bulb.	Elevator	Closed
12	Interior lighting fixtures or lamps are not maintained. Namely: Bulb is out.	Elevator	Closed
13	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely: light fixture cover is missing.	Elevator	Closed
14	Exterior window(s) with broken/cracked glass.	Elevator	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: grill must be placed over fan opening.	Laundry Room	Closed
16	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Drain cover is missing.	Shower Room	Closed
17	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Storage Room	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Swimming Pool	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Swimming Pool Room	Closed
20	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s).	Throughout Building	Closed
21	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	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.**