

MLS Building Audit Program - Details

Property Address : 25 DAVISVILLE AVE

Legal Description: PLAN 284 PT LOTS 16 17 & 21

Roll No. : 1904103070007000000

Building : 25 DAVISVILLE AVE -- S2208

Report Date : May 11, 2012

Building Audit Date : December 20, 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	12 100909 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Feb-12	01-AUG-12	0.00%
2	Property Standards	12 100937 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	1-Feb-12	01-AUG-12	0.00%
3	Property Standards	12 101264 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Feb-12	01-AUG-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	12 100937 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	1-Feb-12	01-AUG-12	9-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 is used to keep junk or rubbish, namely remove storage.	Garage	Open
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
3	The parking or storage garage wallsto include columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
4	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Storage Room	Open
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Open
6	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments.	Storage Room	Open
7	Wall(s) not maintained free of holes, cracks, damaged, deteriorated materials and are not impervious to water.	Storage Room	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 100909 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Feb-12	01-AUG-12	30-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Building	Open
2	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, remove abandoned brackets	Building	Open
3	The ventilation system or unit is not regularly cleaned.	Building	Open
4	The electrical fixtures are not maintained in good working order, namely broken light fixture.	Building	Open
5	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.	Building	Open

6	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Building	Open
7	Exterior window missing.	Building	Open
8	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair, namely missing and/or not free from defects or missing components.	Building	Open
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Open
10	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
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Open
12	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.	Exterior	Open
13	Exterior walkway not maintained.	Exterior	Open
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely paint ventilation grills and doors to garage/storage area.	Exterior	Open
15	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
16	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of 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	12 101264 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Feb-12	01-AUG-12	30-Aug-12

No. of defects contained within the Order : 22

No. of defects that remain outstanding : 22

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order.	2nd Floor	Open
2	Door hardware/devices are not maintained in good repair, namely self closing device.	2nd Floor	Open
3	Door hardware/devices are not installed.	4th Floor	Open
4	Walls and ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint and plaster.	Basement	Open
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Open
7	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Garbage Room	Open
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely storage.	Garbage Room	Open
9	Lighting in a laundry room is provided at less than 200 lux.	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	Communication system identifies the tenant by unit number.	Lobby	Open
12	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Open
13	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Roof Of Building	Open
14	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Open
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	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.	Stairway	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.	Stairway	Open
18	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Open
19	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments.	Stairway	Open
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Open
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats, shoes, etc.	Throughout Building	Open
22	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.	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.**