

MLS Building Audit Program - Details

Property Address : 25 MABELLE AVE

Legal Description: CON A CL BLK PT LOT 7 PLAN 2374 PT LOT 17

Roll No. : 1919021040065500000

Building : 25 MABELLE AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 12, 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 109649 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-09	20-MAR-09	100.00%
4	Property Standards	09 111637 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-09	30-APR-09	100.00%
5	Property Standards	09 112059 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Feb-09	06-JUN-11	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
4	Property Standards	09 111637 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-09	30-APR-09	27-Mar-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Graffiti on rear door.	Exterior Of Building	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Specifically rear fence broken and has bent rails.	Rear Yard	Substantially Com
3	Exterior garbage containment area not screened.	Rear Yard	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 112059 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Feb-09	06-JUN-11	6-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically holes in ceiling in passageway to Visitors Parking	1st Parking Level	Closed
2	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically security screening between Visitor's Parking and Tenant Parking damaged and broken	1st Parking Level	Closed
3	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically broken sections of door	1st Parking Level	Closed
4	The plumbing system is not kept in good working order. Specifically damaged insulation at fire cabinets	1st Parking Level	Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Soffit holes by parking stall 51, 50 35, and 12	1st Underground Parking Level	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically flaning paint by parking stall 10 and 1.	2nd Parking Level	Closed
7	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: enlicensed vehicle Blue car AVKZ 603 sticked valid through Aug 08.	2nd Parking Level	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically wall damage at expansion joint by parking stall 26 and 52.	2nd Parking Level	Closed
9	The walls in the parking or storage garage are not impervious to water. Specifically water stains on wall between parking stall 62 to 73	2nd Parking Level	Substantially Com
10	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically water damaged and penetration by parking stalls 74,45,36,31,8,28 and 2.	2nd Parking Level	Closed
11	The electrical connections are not maintained in good working order. Specifically light bulb not working by parking stall 18	2nd Parking Level	Closed

12	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Specifically markings on exit by parking stall 24	2nd Parking Level	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained. Specifically floor covering damaged by parking stall 26	2nd Parking Level	Closed
14	The plumbing system is not kept in good working order. Specifically drain not properly connected between parking stall 6 to 8.	2nd Parking Level	Closed
15	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. Specifically not sufficient signs.	Underground Parking Area	Closed
16	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	Substantially Com
17	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. Specifically some doors do not have the green paint the required distance from door along wall.	Underground Parking 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 109649 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-09	20-MAR-09	2-Jun-09

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevators do not stop flush with the floor	Elevator	Closed
2	B2 north stairwell wall has broken plaster and paint is flaking.	Interior of Building	Closed
3	Ventilation cover beside unit 1503 is damaged.	Interior of Building	Closed
4	17th floor north stairwell has plaster damage.	Interior of Building	Closed
5	Wall beside unit 1503 is cracked.	Interior of Building	Closed
6	Wall beside unit 2203 is cracked.	Interior of Building	Closed
7	23rd floor wall opposite elevator is not painted.	Interior of Building	Closed
8	Plaster repair has not been painted.	Interior of Building	Closed
9	Door not maintained free of graffiti.	Interior of Building	Closed
10	17th floor south stairwell wall not maintained free of graffiti	Interior of Building	Closed
11	Light fixture in garbage room is not secured to ceiling.	Interior of Building	Closed
12	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
13	Light cover is not provided.	Interior of Building	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
15	The plumbing system is not kept free from leaks or defects. Pipe in locker room F is leaking.	Interior of Building	Closed
16	Laundry room walls have sections of wall tile missing.	Interior of Building	Closed
17	B1 B2 and B3 stairwells on north and south side have dirt walls.	Interior of Building	Closed
18	Ventilation system on south side of building all floors is not maintained in working condition.	Interior of Building	Closed
19	The ventilation cover beside unit 2812 is damaged.	Interior of 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.**