

MLS Building Audit Program - Details

Property Address : 25 STONG CRT

Legal Description: PLAN M1004 BLK G

Roll No. : 1908013080001000000

Building : 25 STONG CRT -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 03, 2010

**** 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	10 119180 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	5-Mar-10	31-DEC-10	100.00%
2	Property Standards	10 119806 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	5-Mar-10	02-MAY-11	100.00%
3	Property Standards	10 119827 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Mar-10	31-DEC-10	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	10 119806 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	5-Mar-10	02-MAY-11	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 119827 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Mar-10	31-DEC-10	25-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
2	The parking garage is used to keep vehicles that are in a wrecked, discarded, dismantled, inoperative or abandoned condition.	Garage	Closed
3	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed
4	The electrical connections are not maintained in a safe and complete condition. (Namely: Uncapped electrical junctions, repair as required)	Garage	Closed
5	The property (Sprinkler Room) is not kept clean in accordance with the standards.	Garage	Closed
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.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 119180 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	5-Mar-10	31-DEC-10	23-Mar-10

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order. (Namely: Loose duplex cover)	5th Floor	Closed
2	Interior door not maintained in good repair. (Namely: Door sheathing punctured)	8th Floor	Closed
3	Finished surface not free from markings. (Namely: graffiti tag)	10th Floor	Closed
4	The electrical receptacle are not maintained in good working order. (Namely: Loose duplex cover)	12th Floor	Closed
5	Interior door not maintained in good repair. (Namely: Interior door sheathing damaged)	12th Floor	Closed
6	The treads are not maintained in good repair. (Namely: Nosing separating from tread)	13th Floor	Closed
7	Wall not maintained free of holes.	Basement	Closed
8	Ceiling not maintained free of holes.	Basement	Closed
9	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
10	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
11	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
12	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
13	Ceilings constructed for the purpose of separation is not of a gas tight construction. (Namely: Perforation in ceiling)	Closet	Closed
14	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Panel doors on elevator cabinets missing)	Roof Of Building	Closed
15	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. (Namely: Vent covers painted in closed position)	Throughout Building	Closed
17	Corridor serving residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
18	The interior closet not kept clean in accordance with the standards. (Namely: Dust and debris, clean as required)	Throughout Building	Closed
19	Lighting in stairway is provided at less than 50 lux.	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :25 STONG CRT

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.**