

MLS Building Audit Program - Details

Property Address : 25-35 WARRENDER AVE

Legal Description: CON 1 N PT LOT 16

Roll No. : 1919036575001000000

Building : 25 WARRENDER AVE

Report Date : May 11, 2012

Building Audit Date : November 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
2	Property Standards	09 187751 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Order Issued	18-Nov-09	18-DEC-09	N/A**
3	Property Standards	09 187806 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	18-Nov-09	18-DEC-09	100.00%
4	Property Standards	09 187968 PRS 00 IV	INTERIOR COMMON ELEMENTS - LAUNDRY, COMPACTOR, LOCKER, PUMP AND BOILER ROOMS	Closed	18-Nov-09	05-FEB-10	100.00%
5	Property Standards	09 187971 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	18-Nov-09	22-MAR-10	100.00%
6	Property Standards	09 188147 PRS 00 IV	PARKING GARAGE/STRUCTURE - INVESTIGATION	Closed	18-Nov-09	18-DEC-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
3	Property Standards	09 187806 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	18-Nov-09	18-DEC-09	21-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically damaged/missing/flaking paint on underside of balcony at the 12 th floor level	Balcony	Closed
2	Openings in exterior wall not protected with suitable materials. specifically vent cover missing at exterior ceiling by compactor room	Compactor Room	Closed
3	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically loose cable on east isde of building	East Side of Building	Closed
4	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically open cable boxes and damaged cable chases - various locations	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 187968 PRS 00 IV	INTERIOR COMMON ELEMENTS - LAUNDRY, COMPACTOR, LOCKER, PUMP AND BOILER ROOMS	Closed	18-Nov-09	05-FEB-10	21-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Specifically lighting level in boiler room less than 200 lux	Boiler Room	Closed
2	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically fire stopping missing in pump room and compactor room	Compactor Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically damaged bulk head and cover missing in compactor room.	Compactor Room	Closed
4	Lighting in a service room is provided at less than 200 lux. Specifically lighting level less than 200 lux in the pump room	Interior	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically hole in the wall in the laundry room	Laundry Room	Closed
6	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Specifically marking on walls of locker room B 13-66	Locker Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 188147 PRS 00 IV	PARKING GARAGE/STRUCTURE - INVESTIGATION	Closed	18-Nov-09	18-DEC-09	21-Dec-09

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 ceiling painted surface is not maintained in a state of good repair. Specifically paint on ceiling by vehicular door is deteriorated	1st Parking Level	Substantially Com
2	The parking or storage garage is used to keep junk or rubbish. Specifically garbage and tires by parking stall 177 & 157	1st Parking Level	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Specifically unsecured electrical junction box by parking stall 106	1st Parking Level	Closed
4	The electrical fixtures are not maintained in good working order. specifically light bulb not functioning in stairwell by parking stall 27	1st Parking Level	Closed
5	The plumbing system is not kept in good working order. Specifically drain cover missing by parking stall 174	1st Parking Level	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. Directional arrows pointing in the wrong direction	1st Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 187971 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	18-Nov-09	22-MAR-10	23-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heat radiator in the moving room is separating from the wall	Interior of Building	Closed
2	The wall beside the intercom system is not maintained in good repair. The hole in the wall has been partially covered with wood.	Interior of Building	Closed
3	The walls in the moving room have paint peeling and missing sections of baseboards.	Interior of Building	Closed
4	The light fixture is not working.	Interior of Building	Closed
5	The handrail is loose.	Interior of Building	Closed
6	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
7	Stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
8	6th floor bell room floor is dirty.	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.**