

MLS Building Audit Program - Details

Property Address : 270 CASSANDRA BLVD

Legal Description: PLAN M1014 PT BLK B RP R2449 PART 1

Roll No. : 1908122340165000000

Building : 270 CASSANDRA BLVD -- N3404

Report Date : May 11, 2012

Building Audit Date : September 22, 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	11 283173 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Oct-11	03-JAN-12	33.33%
2	Property Standards	11 283175 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Oct-11	03-JAN-12	70.59%
3	Property Standards	11 283178 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-Oct-11	03-JAN-12	56.25%

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
1	Property Standards	11 283173 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Oct-11	03-JAN-12	1-Oct-12

No. of defects contained within the Order : **12**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	Exterior	Open
2	The sign structure(s) is not being used for the purposes intended, namely : Sign pole without a sign	Exterior	Closed
3	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Rusted panels	Exterior Of Building	Open
4	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Open
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely: Shear walls	Exterior Of Building	Open
7	The electrical connections are not maintained in good working order, namely : Loose wires	Exterior Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Damaged deteriorated paint	Exterior Of Building	Open
9	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.	Exterior Of Building	Open
10	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.	Exterior Of Building	Closed
11	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Stairway	Closed
12	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Deteriorated concrete	Throughout 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	11 283178 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-Oct-11	03-JAN-12	9-May-12

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Damaged/deteriorated concrete around catch basin	Ramp	Closed
2	The ventilation system or unit is not regularly cleaned.	Underground Parking Area	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover for Bell box	Underground Parking Area	Open
4	The electrical connections are not maintained in good working order, namely : Loose wires	Underground Parking Area	Closed
5	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.	Underground Parking Area	Open
6	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
7	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.	Underground Parking Area	Open
8	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	Open
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
11	The floor drain is not maintained in good repair, namely : Missing drain cover	Underground Parking Area	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely : Protective grille around exhaust fans damaged	Underground Parking Area	Closed
13	The ventilation system or unit is not regularly cleaned.	Underground Parking Area	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
15	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
16	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 283175 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Oct-11	03-JAN-12	8-May-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Substantially Com
2	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
3	Immediate action has not been taken to eliminate an unsafe condition, namely : Access panel unsecured	4th Floor	Closed
4	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
5	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.	Elevator	Open
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely : Mats	Hall	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely : Base board trim	Hall	Closed
8	Lighting in a laundry room is provided at less than 200 lux.	Laundry Area	Closed
9	The electrical fixtures are not maintained in good working order, namely : Loose electrical box	Laundry Room	Closed
10	The roof or one of it's components is not free from a hazardous condition, namely : Ponding of water	Roof Of Building	Open
11	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Closed
12	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Stairway	Open
13	The supplied piece(s) of equipment is not maintained so that it will function safely and effectively, namely : Self closure at chute doors	Throughout Building	Closed
14	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Open
16	Lighting in a service hallway/stairway is provided at less than 50 lux	Throughout Building	Closed
17	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	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.**