

MLS Building Audit Program - Details

Property Address : 290 DIXON RD

Legal Description: CON A PT LOT 22

Roll No. : 1919026500069000000

Building : 290 DIXON RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : August 20, 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
3	Property Standards	09 161107 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Sep-09	15-OCT-09	100.00%
4	Property Standards	09 161281 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Sep-09	15-OCT-09	100.00%
5	Property Standards	09 161362 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Closed	15-Sep-09	15-OCT-09	100.00%
6	Property Standards	09 161398 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Sep-09	29-JAN-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
4	Property Standards	09 161281 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Sep-09	15-OCT-09	16-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Two ceiling light fixtures have exposed wiring.	1st Floor	Closed
2	Hole in ceiling.	Basement	Closed
3	Hole in ceiling.	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 161107 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Sep-09	15-OCT-09	16-Oct-09

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 joint where roof meets walls there is concrete deterioration and holes present	Carport	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically paint deterioration on underside of roof cladding	Carport	Closed
3	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: black Hyundai ALVL 250 -no current validation tag	Carport	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically paint deterioration on metal cladding [interior] by parking stall 7-10	Carport	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 161362 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Closed	15-Sep-09	15-OCT-09	16-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Boiler room	Boiler Room	Closed
2	The electrical connections are not maintained in a safe and complete condition. specifically unsecure wire and junction box on ceiling	Boiler Room	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically debris and waste in storage room off boiler room	Boiler Room	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically storage of old pipes, wood and grates in the boiler room	Boiler 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 161398 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Sep-09	29-JAN-10	16-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Specifically damaged concrete on some balcony slabs	Balcony	Closed
2	The protective material for the lighting fixture is not maintained in a clean condition. Specifically wire penetration hole not properly fire-stopped	Exterior Of Building	Closed
3	Exterior lighting fixtures or lamps are not maintained. Specifically damaged light fixture on door to basement	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Specifically parging damage on wall of stairway leading to basement	Exterior Of Building	Closed
5	Exterior landing not maintained. Specifically the patio slab base at the South/East of the building has washed out	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically paint deterioration on hydro door, fences at patios of ground floor suites, and balcony panels	Exterior Of Building	Closed
7	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. Specifically on south of west parking area.	South West	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.**