

MLS Building Audit Program - Details

Property Address : 30 CLEARVIEW HTS

Legal Description: PLAN 4390 PT LOT 33

Roll No. : 1914054080001000000

Building : 30 CLEARVIEW HTS -- W1205 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : September 22, 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 273561 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-10	20-JUN-11	100.00%
2	Property Standards	10 278229 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-10	20-APR-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
1	Property Standards	10 273561 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-10	20-JUN-11	27-Jul-11

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair. (Namely: (1) Coax cable conduit is not maintained without defect, (2) Dryer exterior vent cover not free from defect)	Exterior Of Building	Closed
2	Wall not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: deteriorated and failing mortar - repair as required)	Exterior Of Building	Closed
3	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Exterior Of Building	Closed
4	The property is not maintained and kept clean in accordance with the standards. (Namely: Unsafe storage and retention of materials on balconies)	Exterior Of Building	Closed
5	The parking or storage garage is used to keep vehicles that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Vehicles that are in unusable condition)	Exterior Of Building	Closed
6	The light fixtures supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
7	The Balcony guard and its supporting structural members are not being maintained free from defects/hazards. (Namely: broken pickets on balcony guard)	Exterior Of Building	Closed
8	Exterior walkways not maintained. (Namely: Walkways that are not free from uneven, broken or cracked surface cover)	Exterior Of Building	Closed
9	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior Of Building	Closed
10	The decorative component on the exterior wall is not being maintained in good repair. (Specifically: Building address numbering and lettering is missing or damaged)	Exterior Of Building	Closed
11	The property has not been repaired in accordance with the standards. (Namely: West side vestibule entrance not free from defects such as: melted plexiglass, damaged wood structural members)	Exterior Of Building	Closed
12	The balconies are not maintained in good repair. (Namely: Paint finish not maintained on slab and guard balcony railings)	Exterior Of Building	Closed
13	Exterior windows are not free from broken or cracked glass.	Exterior Of Building	Closed
14	Dwelling unit windows that are capable of being opened have no screen.	Exterior Of Building	Closed
15	Dwelling unit windows that are capable of being opened have screens that are not maintained in good repair and free from defects or missing components. (Namely: Ripped or torn window screens)	Exterior Of Building	Closed
16	The window surfaces are not kept reasonably clean.	Exterior Of Building	Closed
17	The yards and other parts of property are not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and other debris.	Exterior Of Building	Closed
18	The fence around the property is not being maintained in good repair.	Exterior Of Building	Closed
19	The property contains lawns which are overgrown and require trimming.	Exterior Of Building	Closed
20	Driveways not maintained. (Namely: Cracked, rutted or broken pavement throughout lot)	Exterior Of Building	Closed
21	Exterior yard that is used for the parking of vehicles is surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior Of Building	Closed
22	Exterior yard that is used for the parking vehicles which is surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. (Namely: Parking space lines missing from paved parking area)	Exterior Of Building	Closed
23	The roof or one of its components is not weather tight. (Namely: Roofing shingles worn, damaged, or incomplete)	Garage	Closed

24	The property has not been repaired in accordance with the standards. (Namely: Garage vehicular access doors are not free from damage or defect)	Garage	Closed
25	The exterior walls and their components are not being maintained in good repair. (Namely: Cracked mortar joints, broken or damaged bricks and cinder blocks)	Garage	Closed
26	The exterior surface of the building shall be maintained free of graffiti and painted slogans.	Garage	Closed
27	Eavestrough not maintained free from obstructions. (Namely: Accumulation of foliage and plant life within eavestrough)	Garage	Closed
28	Eavestrough and down pipe is not maintained in good repair.	Garage	Closed
29	Exterior garbage containment area not screened.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 278229 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-10	20-APR-11	27-Jul-11

No. of defects contained within the Order : **47**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
5	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
6	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
7	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
8	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	Extension cords or other extensions are used as a permanent wiring system. (Namely: Light fixtures that are not permanently wired)	Basement	Closed
11	Previously finished surfaces in the boiler room is not maintained in good repair. (Namely: Paint finish not complete and without defect)	Basement	Closed
12	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Paint and plaster finish throughout laundry room not free from wear and defect)	Basement	Closed
13	Previously finished surfaces in the work shop are not maintained in good repair. (Namely: Improper, incomplete or defective paint and plaster finish)	Basement	Closed
14	The floor and every appurtenance, surface cover and finish is not maintained. (Namely: Incomplete and worn paint finish)	Basement	Closed
15	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials, stock, building material and unused appliances or parts of same)	Basement	Closed
16	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials, equipment, and debris within)	Basement	Closed
17	The property is not maintained and kept clean in accordance with the standards. (Namely: General cleanliness of laundry room and laundry equipment, in addition to improper storage and retention of materials and unused appliances)	Basement	Closed
18	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials, equipment, and debris within)	Basement	Closed
19	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout locker room outside or permitted storage lockers)	Basement	Closed
20	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials, equipment, unused appliances and debris within)	Basement	Closed
21	The supplied appliances in the property are not all maintained so that it will function safely and effectively. (Namely: Broken parts or pieces of laundry equipment)	Basement	Closed
22	The surface of a window is not kept reasonably clean	Basement	Closed
23	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
24	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Paint and plaster finish on ceiling and walls)	Lobby	Closed

25	The property is not kept clean in accordance with the standards.	Lobby	Closed
26	Handrail on one side of stair that is less than 1,100mm in width is not provided	Stairway	Closed
27	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
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
29	Previously finished ceiling surface is not maintained in good repair.	Throughout Building	Closed
30	Previously finished ceiling surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
31	Interior doors and frames are not maintained in good repair. (Namely: Paint finish on door jams and doors are not free from defect or damage)	Throughout Building	Closed
32	Door hardware devices are not installed. (Namely: Stairwell doors missing self latching mechanism)	Throughout Building	Closed
33	The surface of a window is not kept reasonably clean (Namely: Windows throughout common areas require cleaning)	Throughout Building	Closed
34	The electrical receptacle are not maintained in a safe and complete condition. (Namely: Broken, missing or damaged duplex covers)	Throughout Building	Closed
35	The property is not maintained and kept clean in accordance with the standards. (Namely: Dirt, dust and debris. Improper storage and retention of material)	Throughout Building	Closed
36	The property is not maintained and kept clean in accordance with the standards. (Namely but not limited to: Dust and dirt accumulation located throughout stairwell ledges, alcoves, common corridors)	Throughout Building	Closed
37	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout building)	Throughout Building	Closed
38	Walls not maintained clean.	Throughout Building	Closed
39	Previously finished walls not maintained in good repair.	Throughout Building	Closed
40	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Damaged walls throughout)	Throughout Building	Closed
41	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Worn paint finish on walls throughout)	Throughout Building	Closed
42	Ceiling not maintained clean.	Throughout Building	Closed
43	Lighting in a stairway is provided at less than 50 lux at tread level.	Throughout Building	Closed
44	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
46	Emergency lighting not provided in public corridor of building. (Namely: Inoperative emergency light fixtures)	Throughout Building	Closed
47	Door hardware is not maintained in good repair. (Namely: Stairwell door closures not self closing)	Throughout 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.**