

MLS Building Audit Program - Details

Property Address : 320 NISKA RD

Legal Description: PLAN M1004 PT BLK D RP R3385 PART 1

Roll No. : 1908013121022000000

Building : 320 NISKA RD

Report Date : May 11, 2012

Building Audit Date : February 24, 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 123755 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Mar-10	04-MAY-10	100.00%
2	Property Standards	10 124232 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Mar-10	01-JUN-10	100.00%
3	Property Standards	10 127894 PRS 00 IV	REPORT ORDERS	Order Issued	10-Mar-10	09-APR-10	N/A**
4	Property Standards	10 128031 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Mar-10	11-MAY-11	0.00%
5	Property Standards	10 128069 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS	Order Issued	10-Mar-10	26-MAY-11	0.00%

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 123755 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Mar-10	04-MAY-10	5-May-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior concrete canopy at front main entrance has spalling concrete exposing reinforcement bars	Exterior Of Building	Closed
2	The electrical fixtures under the concrete canopy at front of building are missing and broken.	Exterior Of Building	Closed
3	Exterior parking area and driveway not maintained free from holes.	Rear Yard	Closed
4	Exterior garbage containment area not screened.	Rear Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 128069 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS	Order Issued	10-Mar-10	26-MAY-11	26-May-11

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.	Boiler Room	Open
2	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically wall paint is damage on wall in compactor room	Compactor Room	Open
3	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically minor deterioration of wall in compactor room	Compactor Room	Open
4	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Open
5	The electrical fixtures are not maintained in good working order. Specifically cover plate on electrical panel and cover plate on junction box missing is electrical room	Electrical Room	Open
6	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Open
7	Lighting in a service room is provided at less than 200 lux.	Elevator	Open
8	The electrical fixtures are not maintained in good working order. Specifically cover on light fixtures missing in laundry room and moving room	Laundry Room	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 128031 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Mar-10	11-MAY-11	11-May-11

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint is deteriorated and required refreshing	1st Parking Level	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	1st Parking Level	Open
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Specifically door by 17 required new paint and safe exit door by 82 & 122 required green paint	1st Parking Level	Open
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically fires stop is missing and damaged concret at wall by 53 & 1	1st Parking Level	Open
5	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.	1st Parking Level	Open
6	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.	1st Parking Level	Open
7	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.	1st Parking Level	Open
8	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.	1st Parking Level	Open
9	The floor drain is not maintained in good repair. specifically drain cover missing by 1	1st Parking Level	Open
10	The parking or storage garage is used to keep junk or rubbish. Specifically minor waste and litter is present	1st Parking Level	Open
11	Lighting in a garage is provided at less than 50 lux. Specifically drive isles and parking stalls	1st Parking Level	Open
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically white ceiling paint is deteriorated and requires refreshing	1st Parking Level	Open
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically wall by 11 has a hole in the concrete	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	10 124232 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Mar-10	01-JUN-10	4-May-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Section of baseboard missing.	4th Floor	Closed
2	Plaster on wall cracked and broken.	4th Floor	Closed
3	Carpet stained	5th Floor	Closed
4	Ceiling light fixture cover cracked, broken.	5th Floor	Closed
5	Section of baseboard loose at apt. 608.	6th Floor	Closed
6	Spray painted graffiti on wall.	7th Floor	Closed
7	Marble thresholds broken or loose.	11th Floor	Closed
8	Tiles on wall missing.	11th Floor	Closed
9	Hole in ceiling, exposed wiring, near apt. 1202.	12th Floor	Closed
10	Damaged plaster on wall.	Basement	Closed
11	Ventillation grilles on walls dirty.	Basement	Closed
12	Plaster on wall and ceiling damaged.	Building	Closed
13	Holes in ceilings or floors.	Electrical Room	Closed
14	Several garbage chute rooms have inoperative lights.	Garbage Room	Closed
15	Several garbage chute rooms have peeling paint on walls.	Garbage Room	Closed
16	Several ceiling tiles stained.	Hall	Closed
17	Some ceiling light fixtures not operating.	Hall	Closed
18	Hole in wall.	Hall	Closed
19	Plaster on walls damaged in areas.	Locker Room	Closed
20	Mailbox or mail receptacle is not maintained in good repair. Several missing locks. Several missing number identifier plates.	Mail Room	Closed
21	Weld on lower section of guard broken.	North	Closed
22	Areas of plaster and drywall not painted.	Sauna	Closed
23	Paint on walls peeling and deteriorated.	Sauna	Closed
24	Broken damaged and missing tiles and plaster on walls.	Sauna	Closed
25	Areas of peeling and deteriorated paint on walls.	Sauna	Closed
26	Stairwells do not provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :320 NISKA
RD**

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.**