

MLS Building Audit Program - Details

Property Address : 325 BOGERT AVE

Legal Description: CON 1 WY PT LOT 15 PLAN 1743 PT LOT 1320

Roll No. : 1908071010002000000

Building : 325 BOGERT AVE

Report Date : May 11, 2012

Building Audit Date : December 08, 2008

**** 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	08 228398 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Dec-08	18-JAN-09	100.00%
2	Property Standards	08 228428 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	19-Dec-08	18-JAN-09	61.90%
16	Property Standards	08 229350 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	19-Dec-08	02-JAN-09	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
2	Property Standards	08 228428 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	19-Dec-08	18-JAN-09	9-Sep-12

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage does not have a designated safe-exit route.	Throughout Lot	Closed
2	The supporting members of the building or structure are not being maintained in good repair.	Throughout Lot	Open
3	Interior lighting fixtures or lamps are not maintained.	Throughout Lot	Closed
4	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Throughout Lot	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Throughout Lot	Open
6	The floors in the parking or storage garage are not impervious to water.	Throughout Lot	Open
7	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Throughout Lot	Open
8	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use. Namely device near parking spot #22.	Throughout Lot	Substantially Com
9	Location of pedestrian exit door within the parking or storage garage is not clearly indicated.	Throughout Lot	Closed
10	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Throughout Lot	Substantially Com
11	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Throughout Lot	Closed
12	The columns in the parking or storage garage are not impervious to water.	Throughout Lot	Closed
13	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Open
14	The ceilings in the parking or storage garage are not impervious to water.	Throughout Lot	Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Open
16	Floor and/or floor covering not kept in a clean and sanitary condition. Namely underground dirty and stained.	Throughout Lot	Substantially Com
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely draincovers missing.	Throughout Lot	Open
18	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Throughout Lot	Closed
19	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.	Throughout Lot	Closed
20	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.	Throughout Lot	Closed
21	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.	Throughout Lot	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	08 228398 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Dec-08	18-JAN-09	19-May-09

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Including no skid strips on stairs.	Throughout Building	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Throughout Building	Closed
3	Garbage storage area is not maintained in a clean and odour free condition.	Throughout Building	Closed
4	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
5	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely chute doors.	Throughout Building	Closed
6	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
7	Adequate ventilation has not been provided.	Throughout Building	Closed
8	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
10	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely missing lights and light fixture covers.	Throughout Building	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s).	Throughout Building	Closed
12	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
13	The minimum level of 100 lux (9.3 foot candles) is not being provided in the public washroom(s).	Throughout Building	Closed
14	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
17	The floor and every appurtenance, surface cover and finish is not maintained. Missing floor mats in door entrances where required.	Throughout Building	Closed
18	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely Walls, Ceiling and Doors.	Throughout Building	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely Walls and Ceilings.	Throughout Building	Closed
21	The electrical receptacle are not maintained in good working order.	Throughout Building	Closed
22	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Wash rooms in Laundry rooms	Throughout Building	Closed
23	An exterior door has a defective locking mechanism.	Throughout Building	Closed
24	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Throughout Building	Closed
25	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Throughout Building	Closed
26	The minimum level of 100 lux (9.3 foot candles) is not being provided to the recreation room(s).	Throughout Building	Closed
27	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	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.**