

MLS Building Audit Program - Details

Property Address : 34 GULLIVER RD

Legal Description: PLAN 5537 PT LOT 17

Roll No. : 190802107012300000

Building : 34 GULLIVER RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 19, 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
1	Graffiti	09 110893 GRA 00 IV	GRAFFITI	Closed	24-Feb-09	03-MAR-09	N/A**
2	Property Standards	09 110898 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-09	31-AUG-09	100.00%
3	Property Standards	09 111259 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-09	26-MAR-09	100.00%
5	Property Standards	09 113188 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Mar-09	02-APR-09	100.00%
8	Waste	09 111386 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	24-Feb-09	03-MAR-09	N/A**

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
3	Property Standards	09 111259 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-09	26-MAR-09	6-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously painted exterior surfaces have paint peeling.	Exterior Of Building	Closed
2	Exterior lobby door on east side of building does not latch.	Exterior Of Building	Closed
3	Exterior lighting fixtures or lamps are not maintained. Exterior light fixture at front entrance is not complete.	Exterior Of Building	Closed
4	Exterior garbage containment area is not fully screened.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 110898 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-09	31-AUG-09	6-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of damaged and deteriorated materials.	1st Floor	Closed
2	Interior door is not a good fit in its frame. Does not close properly. Does not latch.	1st Floor	Closed
3	Floor and/or floor covering not kept free from holes.	2nd Floor	Closed
4	Ceiling paint blistered.	3rd Floor	Closed
5	Floor and/or floor covering not kept free from holes.	4th Floor	Closed
6	Wall(s) not maintained free of holes and deteriorated materials.	Electrical Room	Closed
7	Ceiling not maintained free of damaged plaster, efflorescence present.	Electrical Room	Closed
8	Adequate artificial light is not being provided at all times to maintain the level of illumination.	Garbage Room	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
10	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Paint discolored, peeling and efflorescence present.	Lobby	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	South	Closed
13	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Stairway	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 113188 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Mar-09	02-APR-09	3-Apr-09

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
2	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	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.	Underground Parking Area	Closed
5	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.	Underground Parking Area	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
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.	Underground Parking Area	Closed
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	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.	Underground Parking Area	Closed
11	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	Closed
12	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	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	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.**