

MLS Building Audit Program - Details

Property Address : 35 SHOREHAM DR

Legal Description: PLAN 8313 BLK D

Roll No. : 1908013121003000000

Building : 35 SHOREHAM DR -- N0802

Report Date : May 11, 2012

Building Audit Date : May 24, 2011

**** 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	11 202809 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	3-Jun-11	19-JAN-12	31.08%
2	Property Standards	11 203908 PRS 00 IV	REPORT ORDERS - BIRD SCREENING	Order Issued	3-Jun-11	02-AUG-11	N/A**
3	Property Standards	11 203910 PRS 00 IV	REPORT ORDERS - WINDOW AIR CONDITIONERS	Order Issued	3-Jun-11	02-AUG-11	N/A**
4	Property Standards	11 203914 PRS 00 IV	REPORT ORDERS SATELITE DISHES	Order Issued	3-Jun-11	02-AUG-11	N/A**
5	Property Standards	11 203917 PRS 00 IV	REPORT ORDERS ROOF CONDITION - LEAKS	Order Issued	3-Jun-11	02-AUG-11	N/A**
6	Property Standards	11 204245 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	3-Jun-11	19-JAN-12	12.50%
7	Property Standards	11 204305 PRS 00 IV	INTERIOR COMMON ELEMENTS - SERVICE ROOMS -DEFECTS	Expiry Date Extended	3-Jun-11	19-JAN-12	60.00%

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
7	Property Standards	11 204305 PRS 00 IV	INTERIOR COMMON ELEMENTS - SERVICE ROOMS -DEFECTS	Expiry Date Exten	3-Jun-11	19-JAN-12	30-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Specifically guards on lights missing in service tunnel	Basement	Open
2	The plumbing system is not kept in good working order. Specifically the circulation pump is leaking	Boiler Room	Closed
3	The electrical receptacle are not maintained in a safe and complete condition. Specifically un-used junction box has missing cover plate and missing cover plates on junction box by eyewash station	Boiler Room	Closed
4	The electrical receptacle are not maintained in good working order. specifically cover plate missing on junction box by the door	Compactor Room	Closed
5	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically fires stop missing in various locations in the ceiling	Compactor Room	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 204245 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	3-Jun-11	19-JAN-12	30-May-12

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. Paint on balcony guards is flaking/cracked and missing in numerous locations and paint on balcony slabs/soffits/facia is also damaged.	Balcony	Open
2	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 a safe condition. Specifically concrete is damaged on the balcony slabs/facias and soffits	Balcony	Open
3	The exterior walls and their components are not being maintained in good repair. Specifically concrete damage on the 7th floor level, east side, middle of the building	East Side of Building	Open
4	Exterior walkway not maintained. Specifically damaged pavers at entranceway on the east side of the building is damaged/broken/missing	East Side of Building	Open
5	Exterior walkway not maintained. Specifically concrete pavers on the entrance to the building at the east side of the building by the Doctor's office are damaged.	East Side of Property	Open
6	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 a safe condition. Specifically concrete damage on facia of balcony slabs	Exterior	Open
7	The exterior walls and their components are not being maintained in good repair. Specifically water stains from roof level to 2nd floor level - North & South side of building	North Side of Building	Open

8 Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Specifically damaged window screen on window in 2storey part of building west side

West Side of Building

Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 202809 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	3-Jun-11	19-JAN-12	30-May-12

No. of defects contained within the Order : **74**

No. of defects that remain outstanding : **51**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Open
2	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Open
3	The electrical connections are not maintained in a safe and complete condition.	1st Floor	Closed
4	Interior door is not a good fit in its frame.	1st Floor	Open
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
6	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Open
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
9	The ventilation system or unit is not regularly cleaned.	1st Floor	Open
10	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Open
12	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Open
13	Immediate action has not been taken to eliminate an unsafe condition. Namely: Bell, TV cable and sink located in one designated room.	1st Floor	Open
14	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Tiles damaged on step treads.	1st to 2nd Floor	Open
15	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	2nd Floor	Open
16	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	2nd Floor	Open
17	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	2nd Floor	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	2nd Floor	Open
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Open
20	Lighting in a laundry room is provided at less than 200 lux.	2nd Floor	Open
21	Floor and/or floor covering not kept in a clean and sanitary condition	2nd Floor	Open
22	Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	2nd Floor	Closed
23	Door hardware/devices are not maintained in good repair. Namely: Garbage chute trap door is not closing.	3rd Floor	Closed
24	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	3rd Floor	Open
25	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Stain on floor carpet.	3rd Floor	Open
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Open
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint on door is scratched.	3rd Floor	Open
28	Previously finished wall(s) in the public area of the property is not maintained in good repair.	4th Floor	Open
29	Door hardware/devices are not maintained in good repair. Namely: Paint on door is chipped.	5th Floor	Closed

30	Door hardware/devices are not installed. Namely: No hardware, locking mechanism.	6th Floor	Open
31	Door hardware/devices are not maintained in good repair. Namely: Garbage chute trap door is not closing.	7th Floor	Closed
32	Previously finished wall(s) in the public area of the property is not maintained in good repair.	7th Floor	Open
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Wall tiles missing in section.	7th Floor	Closed
34	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Gap in fire cabinet steel frame.	9th Floor	Closed
35	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely, the balcony glass panel is cracked.	10th Floor	Open
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	11th Floor	Closed
37	Dwelling unit window that is capable of being opened has no screen.	11th Floor	Closed
38	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	12th Floor	Open
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
40	Interior door is not a good fit in its frame.	12th Floor	Closed
41	The electrical connections are not maintained in a safe and complete condition. Namely: TV Cable not secure on stage.	12th Floor	Closed
42	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in sections.	12th Floor	Open
43	Condition of floor does not permit easy cleaning.	12th Floor	Open
44	The property has not been repaired in accordance with the standards. Namely: Hallway used as storage facility.	12th Floor	Closed
45	Exterior window not maintained weather-tight.	12th Floor	Open
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12th Floor	Closed
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12th Floor	Closed
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12th Floor	Closed
49	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12th Floor	Open
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
51	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	12th Floor	Open
52	The ventilation system or unit is not regularly cleaned.	12th Floor	Closed
53	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	1st to 2nd Floor	Open
54	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Paint is chipped and cracked.	1st to 2nd Floor	Open
55	Previously finished wall(s) in the public area of the property is not maintained in good repair.	9th Floor	Open
56	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in sections.	Hall	Open
57	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Hall	Open
58	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Hall	Open
59	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Hall	Open
60	Hallway windows that are capable of being opened have screens that are not maintained in good repair and free from defects or missing components.	Hall Windows	Open
61	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Janitor Room	Closed
62	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Janitor Room	Closed

63	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Laundry Room	Open
64	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Laundry Room	Open
65	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Laundry Room	Open
66	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open
67	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Floor tiles missing in sections	Lighting Panel	Open
68	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lighting Panel	Open
69	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall tiles missing in section.	Lobby	Open
70	The electrical connections are not maintained in good working order. Namely: No cover on thermostat.	Lobby	Open
71	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Open
72	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Safety strip on treads have been removed.	Stairway	Open
73	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in sections	Stairway	Open
74	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely: Safety strip on treads have been removed.	Stairway	Open

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.**