

MLS Building Audit Program - Details

Property Address : 3 HILL HEIGHTS RD

Legal Description: PLAN 4269 LOTS 44 TO 46

Roll No. : 1919018260002000000

Building : 3 HILL HEIGHTS RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 14, 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
4	Property Standards	09 139055 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-May-09	05-OCT-10	100.00%
5	Property Standards	09 139561 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-May-09	29-JAN-10	100.00%
6	Property Standards	09 139569 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS ROOF OF PARKING GARAGE	Closed	21-May-09	29-JAN-10	100.00%
7	Property Standards	09 139763 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-May-09	23-DEC-09	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
6	Property Standards	09 139569 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS ROOF OF PARKING GARAGE	Closed	21-May-09	29-JAN-10	23-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Roof Of The Garage	Substantially Com
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is not provided (the minimum guard height shall be 1070 mm (42 inches). Specifically the guardrail over the garages does not meet current standards	Roof Of The Garage	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 139763 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-May-09	23-DEC-09	23-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window or skylight not maintained in good repair. Specifically damaged window sills East side 1st & 3rd level	East Side of Building	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Specifically cracks and pot holes on parking area	Parking Area	Closed
3	Exterior door is not maintained in good repair. specifically door pull not secured	Rear South	Closed
4	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. specifically unlicensed green Chev ALBW 924 -sticker expired Jan./09	Rear Yard	Closed
5	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Specifically spalling bricks on chimney	Roof Of Building	Closed
6	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically unsecured wires at door at roof level	Roof Of Building	Closed
7	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically - open cable box on at roof doorway	Roof Of Building	Closed
8	The exterior surface of the building shall be maintained free of stains. Specifically makeings on wall - South side	South Side of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically damagegd/missing paint on jambs - south door; damagegd/missing paint on jambs and overhead vehicular door - south side	South Side of Building	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 139561 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-May-09	29-JAN-10	23-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Specifically black paint not sixty(60) centimeters from the floor level on walls and columns	Parking Area	Closed
2	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Parking Area	Closed
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically - damaged bricks and concrete blocks at vehicular door and fire-stoop missing at rear of garage where mechanical pipes penetrate wall	Parking Area	Closed
4	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.	Parking Area	Closed
5	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.	Parking Area	Closed
6	Interior lighting fixtures or lamps are not maintained. Specifically no guards on light fixtures and some lamps not working	Parking Area	Closed
7	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.	Parking Area	Closed
8	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.	Parking Area	Substantially Com
9	The parking or storage garage is used to keep junk or rubbish. Specifically garage not maintained free of accumulation of litter	Parking Area	Closed
10	The electrical receptacle are not maintained in good working order. Specifically no cover on Bell Canada telephone service panel	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 139055 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-May-09	05-OCT-10	5-Oct-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling in areas.	2nd Floor	Closed
2	Lighting not operating.	2nd Floor	Closed
3	Plaster repairs on walls and ceilings not painted.	2nd Floor	Closed
4	Emergency lighting hanging from ceiling by wires.	Basement	Closed
5	Ceiling tiles damaged and missing.	Basement	Closed
6	Drywall repair not painted.	Laundry Room	Closed
7	Hole in drywall.	Laundry Room	Closed
8	Small hole in ceiling.	Locker Room	Closed
9	Section of drywall has come loose. Hanging from ceiling.	Locker Room	Closed
10	Materials and items stored in passageways.	Locker Room	Closed
11	Plaster repairs on walls cracked and loose in areas.	South	Closed
12	Plaster repair on wall not done in good workmanlike manner.	South	Closed
13	Graffiti on ceiling.	South	Closed
14	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed
15	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
16	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
17	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
18	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
19	The minimum level of 50 lux (4.6 foot candles) is not being provided to all stairways when in use.	Throughout Building	Closed
20	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	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.**