

**MLS Building Audit Program - Details**

**Property Address :** 41 GARFELLA DR

Legal Description: PLAN M972 PT BLK E RP R3506 PART 1

Roll No. : 1919043410003000000

Building : 41 GARFELLA DR -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** March 12, 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	Property Standards	09 117249 PRS 00 IV	REPORT ORDERS - WINDOW A/C UNITS	Closed	18-Mar-09	17-APR-09	0.00%
7	Property Standards	09 117134 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Mar-09	20-APR-09	100.00%
8	Property Standards	09 118484 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Mar-09	20-APR-09	100.00%
9	Property Standards	09 118522 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Mar-09	27-AUG-09	92.31%
10	Waste	09 117590 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	19-Mar-09	30-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
8	Property Standards	09 118484 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Mar-09	20-APR-09	21-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically paint on electrical room doors and ventilation grill is missing and damaged.	Exterior	Closed
2	Exterior walkway not maintained. Specifically patio slabs by front entrance not laid properly	Exterior	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically damaged and missing paint and russt on balcony guards.	Exterior Of Building	Closed
4	The required guard(s) are not installed securely or maintained in good repair. Specifically guards not secure at stairway to underground parking.	Exterior Of Building	Closed
5	Exterior yard surface and/or similar areas not maintained, specifically curbs have damaged and missing paint	Parking Area	Closed
6	Driveway(s) and/or similar areas not maintained. specifically broken concrete curbs.	Parking Area	Closed
7	Exterior garbage containment area not screened.	Rear South	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	09 118522 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Mar-09	27-AUG-09	21-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
2	Interior lighting fixtures or lamps are not maintained. specifically guards missing on lighting fixtures	Underground Parking Area	Open
3	The plumbing system is not kept free from leaks or defects. Specifically drain leaking by parking stall 56	Underground Parking Area	Closed
4	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. Specifically green safety paint does not extend a full 1 metre from both sides of the door.	Underground Parking Area	Closed
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically section of wall where sump pipe penetrates wall is not properly sealed.	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 floors in the parking or storage garage are not maintained free of holes, breaks or cracks Specifically drain covers missing by parking stall 66	Underground Parking Area	Closed

8	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device. Specifically vehicular door not operational	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish. Specifically counter tops stored in a parking stall in the underground parking garage.	Underground Parking Area	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. specifically wall paint - white and black - has flaking and deteriorated areas	Underground Parking Area	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically hole in concrete by parking spot 93 and drive isle and deteriorated concrete with exposed reinforcing steel directly below garbage loading area	Underground Parking Area	Closed
12	The required guard(s) are not installed securely or maintained in good repair. Specifically no protective guards at sump pit area.	Underground Parking Area	Closed
13	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically white and black painted surface has a deteriorated finish	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 117134 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Mar-09	20-APR-09	29-Jan-10

No. of defects contained within the Order : **48**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Communication system and main entrance door lock is not maintained in good repair and in operative condition.	Entranceway	Closed
2	Numerous garbage chute rooms have paint and plaster damage.	Interior of Building	Closed
3	Handrail for 3rd floor west stairwell has been removed.	Interior of Building	Closed
4	8th floor east stairwell handrail is loose.	Interior of Building	Closed
5	Compactor room ceiling has collapsed.	Interior of Building	Closed
6	Storage room ceiling on main floor contains holes.	Interior of Building	Closed
7	9th floor east stairwell handrail has been removed.	Interior of Building	Closed
8	Handrail in 2nd floor west stairwell is loose.	Interior of Building	Closed
9	Repairs in the bathroom within the laundry room are not made in a good workmanlike manner.	Interior of Building	Closed
10	1st floor ceiling repairs not made in a good workmanlike manner.	Interior of Building	Closed
11	Roaches present within building.	Interior of Building	Closed
12	Electrical closet room on 5th floor contains garbage.	Interior of Building	Closed
13	Extension cords or other extensions are used as a permanent wiring system.	Interior of Building	Closed
14	The ceiling fixture in basement storage room is hanging by the wires.	Interior of Building	Closed
15	Basement storage room full of waste.	Interior of Building	Closed
16	Compactor room full of waste.	Interior of Building	Closed
17	Fire pump room in basement is full of waste.	Interior of Building	Closed
18	Main floor electrical room full of waste.	Interior of Building	Closed
19	The shut off valve in fire pump room is leaking.	Interior of Building	Closed
20	Ceiling near apt 1202 has damaged plaster.	Interior of Building	Closed
21	10th floor garbage room door will not latch	Interior of Building	Closed
22	East stairwell door on 11th floor will not latch.	Interior of Building	Closed
23	West stairwell door on 11th floor will not latch.	Interior of Building	Closed
24	Fire pump room door not provided with self closer.	Interior of Building	Closed
25	Light fixture in basement hallway is loose.	Interior of Building	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Walls have deteriorated paint , missing paint and plaster damage.	Interior of Building	Closed
27	Stairwell floors are stained.	Interior of Building	Closed
28	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
29	Main floor garbage room light not provided with a light cover.	Interior of Building	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Interior of Building	Closed
31	The ventilation system or unit is not regularly cleaned.	Interior of Building	Closed
32	Numerous doors and door frames throughout the building have damaged paint.	Interior of Building	Closed

33	Rear exit door will not latch.	Interior of Building	Closed
34	8th floor west stairwell door will not close.	Interior of Building	Closed
35	Electrical box on ceiling of basement not provided with a cover.	Interior of Building	Closed
36	Electrical outlet opposite garbage room on 5th floor is broken.	Interior of Building	Closed
37	7th floor west stairwell , electrical outlet is loose.	Interior of Building	Closed
38	8th floor electrical outlet is broken.	Interior of Building	Closed
39	Electrical outlet on 3rd floor is broken and missing a face plate.	Interior of Building	Closed
40	West side of front lobby , floor tiles are broken.	Interior of Building	Closed
41	5th floor west stairwell, trip hazard at door.	Interior of Building	Closed
42	Boiler room ceiling contains a hole.	Roof Of Building	Closed
43	The vent cover for the maintenance room on the roof top is damaged.	Roof Of Building	Closed
44	The air conditioner in the maintenance room on roof top is not a proper fit in it's opening.	Roof Of Building	Closed
45	Maintenance room on roof top contains waste on floor.	Roof Of Building	Closed
46	Boiler room on roof top contains waste material.	Roof Of Building	Closed
47	East stairwell guard to roof top is loose.	Stairway	Closed
48	Stairwells contain paint and plaster damage.	Stairway	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :41  
GARFELLA DR**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>2</b>
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**