

MLS Building Audit Program - Details

Property Address : 402-444 LUMSDEN AVE

Legal Description: PLAN 1351 LOT 113 LOT 114 PLAN 1351 PT LOT 109 TO 112PT RP R

Roll No. : 1906021421001000000

Building : 444 LUMSDEN AVE -- S3109

Report Date : May 11, 2012

Building Audit Date : May 31, 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 206895 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS EAST TOWER.	Order Issued	10-Jun-11	10-SEP-11	42.31%
2	Property Standards	11 206900 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Jun-11	09-AUG-11	18.18%
3	Property Standards	11 208402 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS WEST TOWER	Order Issued	10-Jun-11	10-SEP-11	43.86%
4	Property Standards	11 211211 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Jun-11	14-DEC-11	0.00%
5	Property Standards	11 212228 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Jun-11	09-AUG-11	23.53%

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
5	Property Standards	11 212228 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Jun-11	09-AUG-11	30-May-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing cover	Accessory Building	Open
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Accessory Building	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers	Accessory Building	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Accessory Building	Closed
5	Exterior door is not maintained in good repair.	Accessory Building	Open
6	The accessory building is not constructed and/or maintained in good repair.	Exterior	Open
7	Immediate action has not been taken to eliminate an unsafe condition. Namely; hole	Exterior	Open
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
9	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
10	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.	Exterior Of Building	Open
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Front	Open
12	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Rear	Closed
13	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Rear	Open
14	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Open
15	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Open
16	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. Namely; broken curbing	West	Open
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely ; repair cladding ceiling over driveway.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 206900 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Jun-11	09-AUG-11	21-May-12

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely : Excessive storage	Balcony	Open
2	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely : Enclosure	Balcony	Open
3	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely : Cable conduit and corrugated panels	East	Open
4	The grass is not being maintained in a living condition.	Exterior	Substantially Com
5	The property is not maintained and/or kept clean in accordance with the standards, namely : Vent Shaft	Exterior	Open
6	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires/cable	Exterior	Open
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North	Closed
8	Exterior yard surface and/or similar areas not maintained, namely : Trip hazard	North	Open
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Open
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Loose panels	Stairway	Closed
11	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.	Stairway	Open
12	The exterior walls and their components are not being maintained in good repair.	Stairway	Open
13	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Stairway	Open
14	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
15	The property has not been repaired in accordance with the standards, namely : Concrete under guards	Stairway	Open
16	Exterior door not maintained in good repair, namely : Damaged at the bottom	Stairway	Open
17	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Stairway	Open
18	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Throughout Building	Open
19	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Open

20	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Open
21	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Throughout Property	Closed
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely : Broken vent covers	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 206895 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS EAST TOWER.	Order Issued	10-Jun-11	10-SEP-11	13-Jun-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ladies Washroom. Missing ceiling tiles.	1st Floor	Closed
2	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Ceiling needs repainting in the kitchen/wash room. Repair walls where the paint is peeling. Replace missing lens covers.	1st Floor	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing electrical cover plate for duplex wall outlet in Joyce's office.	1st Floor	Closed
4	The electrical fixtures are not maintained in good repair. Namely: Community Service Room. Replace missing lens covers. Clean and clear debris from closet areas.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Fire Alarm Panel Room. Repair holes in wall. Evidence of moisture penetration on wall. Repairs required.	1st Floor	Open
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: Old Food Bank Room. Replace missing lens covers. Provide a ventilation grille in place of A/C unit.	1st Floor	Open
7	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint peeling on wall in garbage room.	2nd Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely: Remove loose wire from electrical closet.	2nd Floor	Open
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Broken door closer in Janitors closet on the 3rd floor. Repairs required.	3rd Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair hole in wall in side Janitors closet. 5th floor.	5th Floor	Open
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Unit 705, door needs repainting.	7th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 17th Floor. Repair/replace damaged ceiling tiles in garbage chute room.	17th Floor	Open
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove all floor mats from the Hallways.	Hall	Open
14	Adequate ventilation has not been provided. Namely: Hallway ventilation was not on during inspection.	Hall	Open
15	The electrical fixtures are not maintained in good working order. Namely: Laundry Room: Electrical wall panel door is not closing properly. Replace missing lens covers. Repaint plaster repairs on wall.	Laundry Room	Closed
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint exterior ducts on roof that are rusted. Also openings in stair guard to mechanical units on raised landing area is greater than 100mm. Repairs are required.	Roof Of Building	Open
17	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open
18	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Janitors Closets. All floors and sinks that are dirty need to be cleaned, throughout the building.	Throughout Building	Open
19	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean and clear all floors of dirt and debris in electrical rooms.	Throughout Building	Closed
20	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Open
21	The electrical connections are not maintained in a safe and complete condition. Namely: Missing electrical cover plates in closet on the 15th and 14th flr.		Closed

22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Workshop/Supply room. Clean and clear all discarded materials from the floor area. Replace missing lens covers on light fixtures. Repair/replace doors that are not properly fit into frame. Also remove graffiti from exterior wall.		Open
23	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stairs leading to basement. Stair nosing is in disrepair. Step not level. Possible trip hazard.		Open
24	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Rubber covering on handrail is defective/damaged.		Open
25	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Remove graffiti from wall in stairwell.		Closed
26	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Garbage chute doors. Repair or replace all missing handles on garbage chute doors. Also, replace missing fire dampers and repair all damaged spring retractable devices.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 211211 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Jun-11	14-DEC-11	15-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a storage room is provided at less than 50 lux.	Garage	Open
2	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Open
3	Lighting in a garage is provided at less than 50 lux.	Garage	Open
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
5	The parking or storage garage ceiling are not painted white.	Garage	Open
6	The parking or storage garage is used to keep junk or rubbish.	Garage	Open
7	Location of pedestrian exit door within the parking or storage garage leading to the building should not be painted green.	Garage	Open
8	The electrical fixtures are not maintained in good working order, namely burnt out bulbs..	Garage	Open
9	The electrical receptacle are not maintained in good working order, namely missing cover plates.	Garage	Open
10	The electrical connections are not maintained in good working order, namely loose and exposed wires.	Garage	Open
11	The floors in the parking or storage garage are not impervious to water.	Garage	Open
12	The property has not been repaired in accordance with the standards, namely remove wood paneling.	Garage	Open
13	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.	Garage	Open
14	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.	Garage	Open
15	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Open
16	The walls in the parking or storage garage are not impervious to water.	Garage	Open
17	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Open
18	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
19	The electrical fixtures are not maintained in good working order, namely damaged and/or missing lens covers.	Garage	Open
20	Floors not maintained free from trip or other hazardous condition, namely misplaced curb stops.	Garage	Open
21	Floor not kept in a clean and sanitary condition	Garage	Open
22	The plumbing system is not kept in good working order, namely deteriorated and/or disconnected pipes.	Garage	Open
23	The plumbing system is not kept free from leaks or defects.	Garage	Open
24	The floor drain is not maintained in good repair, namely missing covers.	Garage	Open
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, to include damaged covers.	Garage	Open
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 208402 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS WEST TOWER	Order Issued	10-Jun-11	10-SEP-11	17-Jul-12

No. of defects contained within the Order : **57**

No. of defects that remain outstanding : **32**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include undue storage, garbage and refuse.	1st Floor	Substantially Com
2	The floor drain is not maintained in good repair, namely damaged drain cover.	1st Floor	Open
3	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
4	The electrical switches and boxes are not maintained in a safe and complete condition, namely damaged covers.	1st Floor	Closed
5	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or unsecured covers at electrical boxes, to include switches.	1st Floor	Open
6	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at conduit box.	1st Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
8	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	3rd Floor	Open
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	7th Floor	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely bike storage.	7th Floor	Closed
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, and free of defects, namely unsecured clean-out access panel door.	10th Floor	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing chute door self closing mechanism.	18th Floor	Open
13	Interior lighting fixtures or lamps are not maintained, namely missing fixture cover.	23rd Floor	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	24th Floor	Open
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing hardware.	24th Floor	Closed
16	The plumbing system is not protected from freezing, namely damaged and/or deteriorated pipe insulation.	Boiler Room	Open
17	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	Boiler Room	Open
18	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
19	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers at electrical boxes.	Boiler Room	Closed
20	The electrical connections are not maintained in a safe and complete condition, namely loose, unsecured wires.	Boiler Room	Open
21	The property is not maintained and/or kept clean in accordance with the standards, to include improper storage of chemicals.	Boiler Room	Closed
22	The plumbing system is not kept in good working order, namely missing cover at sump pump area, and missing and/or damaged floor drain covers.	Boiler Room	Open
23	The plumbing system is not kept free from leaks or defects.	Boiler Room	Open
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	Laundry Room	Substantially Com
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely defective fan unit.	Laundry Room	Open

26	The plumbing system is not kept in good working order, namely toilet inoperative.	Laundry Room	Closed
27	The ventilation system or unit is not regularly cleaned.	Laundry Room	Open
28	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured breaker panel door.	Laundry Room	Open
29	Floor and/or floor covering not kept in a clean and sanitary condition, namely unclean linoleum tile floors	Mezzanine	Open
30	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Mezzanine	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Mezzanine	Open
32	Previously finished wall(s) and ceiling of the property is not maintained in good repair.	Recreation Room	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition	Recreation Room	Closed
34	The plumbing fixture(s) and/or pipes are not maintained in good working order, namely unsecured duct insulation.	Roof Of Building	Open
35	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.	Roof Of Building	Open
36	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Roof Of Building	Open
37	Guard with a minimum height of 1,070 millimetres has not been provided at a raised platform where the difference in level is more than 600 millimetres, namely guard not provided at perimeter of platform.	Roof Of Building	Open
38	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Roof Of Building	Open
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Open
40	Ceiling and floor not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Com
41	Ceiling and walls are not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Substantially Com
42	Exit is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
43	Interior lighting fixtures or lamps have not been installed, namely missing and/or defective light bulbs.	Throughout Building	Closed
44	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely bent handrails.	Throughout Building	Open
45	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured electrical panel doors.	Throughout Building	Closed
46	Interior door is not a good fit in its frame.	Throughout Building	Closed
47	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unsecured and/or defective door knobs and latch sets.	Throughout Building	Substantially Com
48	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing devices and latches.	Throughout Building	Open
49	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
50	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute doors, and missing fire dampers.	Throughout Building	Open
51	Garbage disposal room is not maintained in a clean and odour free condition.	Throughout Building	Substantially Com
52	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation to be provided and operable 24/7.	Throughout Building	Open
53	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.		Open
54	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers at electrical boxes.		Substantially Com
55	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Substantially Com
56	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unsecured door.		Open
57	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured elevator control panel doors.		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.**