

MLS Building Audit Program - Details

Property Address : 45 DRIFTWOOD AVE

Legal Description: PLAN M1181 BLK B

Roll No. : 1908011380055000000

Building : 45 DRIFTWOOD AVE -- N0805 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 28, 2010

**** 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	10 230276 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Aug-10	09-NOV-10	100.00%
2	Property Standards	10 232641 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Aug-10	09-NOV-10	100.00%
3	Property Standards	10 235338 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Aug-10	09-NOV-10	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
1	Property Standards	10 230276 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Aug-10	09-NOV-10	21-Sep-10

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. namely paint peeling.	Exterior Of Building	Closed
2	The balcony, and/or the supporting structural member(s) are not maintained in good repair. namely; spalling concrete on floor deck, including but not limited to on the South side 5th, 6th, and 7th floor middle, and South side 6th and 8th floor left side.	Exterior Of Building	Substantially Com
3	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks.	Exterior Of Building	Closed
4	Exterior window not maintained in good repair. Namely; upper exterior window trim has large piece missing.	Exterior Of Building	Closed
5	Exterior garbage containment area not screened.	Exterior Of Building	Closed
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 235338 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Aug-10	09-NOV-10	9-Nov-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Garage	Closed
2	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	Closed
3	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
4	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.	Garage	Closed
5	The floor drain does not have a cover.	Garage	Closed
6	The property is not maintained and/or kept clean in accordance with the standards;. Namely; cage not cleaned, cleared and organized.	Garage	Closed
7	The electrical connections are not maintained in good working order. namely; Box no cover	Garage	Closed
8	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.	Garage	Closed

9	The parking or storage garage is used to keep vehicles, inoperative, unlicensed, or abandoned condition.	Garage	Closed
10		Garage	Closed
11	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	Closed
12	The parking or storage garage ceiling are not painted white.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 232641 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Aug-10	09-NOV-10	5-Nov-10

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Door hardware/devices are not maintained in good repair. (Handle set loose)	1st Floor	Closed
3	Door hardware/devices are not maintained in good repair.(door closer)	1st Floor	Closed
4	Door hardware/devices are not maintained in good repair. (Handle loose)	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
8	Floor covering worn out and deteriorated.	2nd Floor	Closed
9	Door hardware/devices are not maintained in good repair.	3rd Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.(mailbox door damaged)	3rd Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (hole in ceiling)	3rd Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
14	Interior lighting fixtures or lamps are not maintained.	9th Floor	Closed
15	Floor and/or floor covering not kept free from damaged materials.	10th Floor	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.(broken piece of tile)	13th Floor	Closed
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	13th Floor	Closed
20	Closet floor not kept in a clean and sanitary condition and free from rubbish and debris.	14th Floor	Closed
21	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
22	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	Boiler Room	Closed
23	Floor not kept clean and free from rubbish and debris.	Boiler Room	Closed
24	Condition of floor does not permit easy cleaning.	Compactor Room	Closed
25	Floor not kept clean and free from rubbish and debris.	Compactor Room	Closed
26	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
27	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Compactor Room	Closed
28	Door hardware/devices are not maintained in good repair.	Exit	Closed
29	The ventilation system or unit is not regularly cleaned.	Hall	Closed
30	Lighting in a hallway is provided at less than 50 lux.	Hall	Closed
31	Floor and/or floor covering not kept in good repair. (some tiles deteriorated)	Office	Closed

32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
33	Lighting in a stairway is provided at less than 50 lux.	Stairway	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
35	Exterior window(s) with broken/cracked glass.	Stairway	Closed
36	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
37	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Stairway	Closed
38	Garbage chute room door out of alignment.		Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :45
DRIFTWOOD AVE

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

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