

**MLS Building Audit Program - Details**

**Property Address :** 494 RUNNYMEDE RD

Legal Description: PLAN 426 PT LOT 17

Roll No. : 1904012500030000000

**Building :** 494 RUNNYMEDE RD -- W1306

**Report Date :** May 11, 2012

**Building Audit Date :** October 20, 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 296561 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Oct-11	31-JAN-12	84.62%
2	Property Standards	11 296626 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Oct-11	28-DEC-11	0.00%
3	Property Standards	11 296755 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	26-Oct-11	28-DEC-11	0.00%

**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
2	Property Standards	11 296626 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Oct-11	28-DEC-11	29-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The front porch wall has some broken bricks.	Exterior Of Building	Open
2	North wall of building has broken and loose bricks.	Exterior Of Building	Open
3	The railing for front porch has deteriorated paint.	Exterior Of Building	Open
4	The retaining wall is not being maintained in good repair.The wall at front of building is cracked and broken.	Front Yard	Open
5	The height of the guard around parking area is less than 1,070mm.	Rear Yard	Open
6	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Rear Yard	Open
7	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.	Rear Yard	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 296561 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Oct-11	31-JAN-12	26-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door knob damaged.	1st Floor	Closed
2	Exposed electrical wires on ceiling.	2nd Floor	Closed
3	Paint peeling on wall.	2nd Floor	Closed
4	Storage of materials not related to use of room.	Basement	Closed
5	Storage of materials not related to use of room.	Basement	Closed
6	Holes in wall at floor level.	Basement	Closed
7	Paint peeling on walls.	Front	Closed
8	Carpeting worn and torn in areas.	Hall	Closed
9	Several doors do not close and latch properly.	Hall	Closed
10	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open

12	Height of the guards are less than 1,070 millimetres.	Stairway	Open
13	Scuffs and markings on walls.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 296755 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	26-Oct-11	28-DEC-11	29-Dec-11

No. of defects contained within the Order : 14

No. of defects that remain outstanding : 14

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is not served by at least two (2) pedestrian exit doors.	Underground Parking Area	Open
2	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. Rear doorway, no door is provided.	Underground Parking Area	Open
3	Vehicle access to garage is not provided with a door.	Underground Parking Area	Open
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.	Underground Parking Area	Open
5	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.	Underground Parking Area	Open
6	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. Safe exit doors to be painted green	Underground Parking Area	Open
7	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.	Underground Parking Area	Open
8	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Open
9	There are large holes / openings in the walls	Underground Parking Area	Open
10	The parking or storage garage walls painted surface is not maintained reasonably clean. Garage walls contain markings.	Underground Parking Area	Open
11	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.	Underground Parking Area	Open
12	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Audi 4000S with no plates and resting on a vehicle jack	Underground Parking Area	Open
13	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**