

MLS Building Audit Program - Details

Property Address : 50 PANORAMA CRT

Legal Description: CON A FTH PT LOTS 36 37 PLAN MX104 PT LOT 1 RP 66R5888 PART

Roll No. : 1919043210095970000

Building : 50 PANORAMA CRT

Report Date : May 11, 2012

Building Audit Date : October 29, 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 184572 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 6-Nov-09 | 26-FEB-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 | 09 184572 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 6-Nov-09 | 26-FEB-10 | 1-Mar-10 |

No. of defects contained within the Order : **62**

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

| Deficiency Details | | | |
|--------------------|------------------------------------------------------------------------------------------|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Numerous handrails in stairwells are loose and or bent. | Interior of Building | Closed |
| 2 | 2nd floor garbage chute room has broken tiles. | Interior of Building | Closed |
| 3 | Light fixture in locker room C is not secured to the ceiling. | Interior of Building | Closed |
| 4 | Light fixture in garbage chute room opposite apt 706 is not provided with a light cover. | Interior of Building | Closed |
| 5 | Rear exit light is not provided with a light cover. | Interior of Building | Closed |
| 6 | Lighting in a laundry room is provided at less than 200 lux. | Interior of Building | Closed |
| 7 | The ceiling above dressing area of sauna room 1 contains a large hole. | Interior of Building | Closed |
| 8 | Ceiling of locker room D has missing tiles. | Interior of Building | Closed |
| 9 | Ceiling of party room opposite locker room D has missing tiles. | Interior of Building | Closed |
| 10 | The ceiling of the room within the sauna room contains plaster damage. | Interior of Building | Closed |
| 11 | Ceilings of sauna room 2 contain holes. | Interior of Building | Closed |
| 12 | Compactor room floor contains waste material. | Interior of Building | Closed |
| 13 | Dressing room area of sauna room 1 contains material on the floor. | Interior of Building | Closed |
| 14 | Numerous garbage chute rooms contain garbage on the floor. | Interior of Building | Closed |
| 15 | Locker room A contains material on floor. | Interior of Building | Closed |
| 16 | Main floor storage room has material on the floor | Interior of Building | Closed |
| 17 | Party room contains material on the floor. | Interior of Building | Closed |
| 18 | Door for locker room 1 will not self latch. | Interior of Building | Closed |
| 19 | The door for locker room 3 will not self latch. | Interior of Building | Closed |
| 20 | Sauna room 2 contains loose cables. | Interior of Building | Closed |
| 21 | Locker room 3 contains loose wires. | Interior of Building | Closed |
| 22 | Floor drains in sauna room 2 not provided with covers. | Interior of Building | Closed |
| 23 | The light fixture of the room within the sauna room is not secured to the ceiling. | Interior of Building | Closed |
| 24 | Light fixture in west stairwell B 1 level is not provided with a light cover. | Interior of Building | Closed |
| 25 | Lights in party room are not provided with covers | Interior of Building | Closed |
| 26 | The main floor storage room lights are not provided with light covers. | Interior of Building | Closed |
| 27 | Paint peeling from walls in locker room D | Interior of Building | Closed |
| 28 | Walls of party room located opposite locker room D contain broken plaster. | Interior of Building | Closed |
| 29 | The walls of the room within sauna room have efflorescence on the walls. | Interior of Building | Closed |
| 30 | There are large holes in the wall of locker room D | Interior of Building | Closed |
| 31 | Walls of sauna room 2 contain efflorescence, deteriorated plaster and missing tiles. | Interior of Building | Closed |
| 32 | The west stairwell wall in B 1 level has paint peeling | Interior of Building | Closed |

| | | | |
|----|----------------------------------------------------------------------------------------|----------------------|--------|
| 33 | Walls of sauna room 2 contain graffiti | Interior of Building | Closed |
| 34 | Numerous vent covers have broken and missing fins | Interior of Building | Closed |
| 35 | The ventilation system in the main floor utility room is not regularly cleaned. | Interior of Building | Closed |
| 36 | The kitchen cupboards in the party room are missing and not kept in good repair. | Interior of Building | Closed |
| 37 | 15th floor east stairwell ceiling has markings. | Interior of Building | Closed |
| 38 | Main floor storage room has ceiling tiles that are missing. | Interior of Building | Closed |
| 39 | The ceiling of 2nd bathroom opposite locker room D has a large hole. | Interior of Building | Closed |
| 40 | Laundry room ceiling contains efflorescence. | Interior of Building | Closed |
| 41 | Extended portion of party room has missing ceiling tiles. | Interior of Building | Closed |
| 42 | 10th floor smoke chute door will not latch. | Interior of Building | Closed |
| 43 | 16th floor smoke chute door has defective hardware. | Interior of Building | Closed |
| 44 | 3rd floor smoke chute door has loose hardware and will not latch. | Interior of Building | Closed |
| 45 | Bell room door beside apt 906 has a broken self closer. | Interior of Building | Closed |
| 46 | Cable room door beside apt 505 has a broken self closer. | Interior of Building | Closed |
| 47 | Locker room 10 has an unprotected electrical box | Interior of Building | Closed |
| 48 | Electrical outlet opposite apt 706 is loose and the wall around it has burn marks. | Interior of Building | Closed |
| 49 | Party room floor contains missing tiles and missing floor drain covers. | Interior of Building | Closed |
| 50 | The average level of 50 lux (4.6 foot candles) is not being provided to the corridors. | Interior of Building | Closed |
| 51 | 18th floor garbage chute room light is not working. | Interior of Building | Closed |
| 52 | Light beside apt 808 is not working. | Interior of Building | Closed |
| 53 | Light fixture in bathroom beside locker room D is not working. | Interior of Building | Closed |
| 54 | 2nd floor east stairwell light fixture not provided with a light cover. | Interior of Building | Closed |
| 55 | Bathroom beside locker roo D not in good working order. | Interior of Building | Closed |
| 56 | Numerous stairwells have baseboards that are loose or missing. | Interior of Building | Closed |
| 57 | Wall in locker room C contains broken blocks. | Interior of Building | Closed |
| 58 | Paint peeling on walls | Interior of Building | Closed |
| 59 | 4th floor garbage chute room wall is missing wall tiles. | Interior of Building | Closed |
| 60 | Numerous doors in corridors are scratched. | Interior of Building | Closed |
| 61 | 11th floor west stairwell door is stained. | Interior of Building | Closed |
| 62 | Light fixture in locker room 8 is not secured to the ceiling. | Interior of 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.**