

MLS Building Audit Program - Details

Property Address : 55 OUTLOOK AVE

Legal Description: PLAN 1632 PT LOTS 108 TO 116 RP 64R5623 PART 1

Roll No. : 1914072360001000000

Building : **55 OUTLOOK AVE -- W1107**

Report Date : May 11, 2012

Building Audit Date : October 21, 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 283258 PRS 00 IV	REPORT ORDERS - SATELLITE DISHES/WINDOW AIR-CONDITIONERS	Rescheduled	28-Oct-10	27-JAN-12	N/A**
2	Property Standards	10 283264 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	28-Oct-10	16-JUL-12	90.00%
3	Property Standards	10 283271 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	28-Oct-10	27-JAN-12	50.00%
4	Property Standards	10 285030 PRS 00 IV	INTERIOR COMMON ELEMENTS - SERVICE ROOMS - DEFECTS	Closed	28-Oct-10	27-JAN-12	100.00%
5	Property Standards	10 285533 PRS 00 IV	INTERIOR COMMON ELEMENTS - HALLWAY AND STAIRWELL - DEFECTS	Rescheduled	28-Oct-10	27-JAN-12	70.59%

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	10 283264 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	28-Oct-10	16-JUL-12	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building/property shall be maintained free of graffiti and/or painted slogans. Namely: door to garage.	East Side of Building	Closed
2	The yards and /or other part of property is not being kept clean and free from accumulation of litter, garbage and/or other debris.	East Side of Property	Closed
3	The balcony slabs and/or other appurtenant attachment are not maintained in good repair.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: entrance canopy.	North Side of Building	Closed
5	Exterior garbage containment area not screened.	North Side of Property	Open
6	Exterior yard surface and/or similar areas not maintained in good repair. Namely: interlocking stones not level.	North Side of Property	Closed
7	Exterior walkway not maintained in good repair.	North Side of Property	Closed
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: light post is off plumb and rusted.	West Side of Property	Closed
9	Exterior walkway not maintained in good repair.	West Side of Property	Closed
10	The exterior surface of the building/property shall be maintained free of graffiti and/or painted slogans. Namely: graffiti on garage ramp guard.	West Side of Property	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 283271 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	28-Oct-10	27-JAN-12	30-Mar-12

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting fixtures or lamps are not maintained in good working condition.	Parking Area	Open
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Parking Area	Open
3	Lighting fixtures or lamps are not maintained in good working condition.	Parking Area	Closed
4	The light standard(s) supporting artificial light is not kept in good repair. Namely: lights not secured.	Parking Area	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Parking Area	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Parking Area	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Parking Area	Open
8	The lighting fixture is not maintained in a clean condition.	Parking Area	Open
9	The lighting fixture is not maintained in a clean condition.	Parking Area	Closed
10	The lighting fixture is not maintained in a clean condition.	Parking Area	Open
11	Lighting in a garage is provided at less than 50 lux.	Parking Area	Open
12	Lighting in a garage is provided at less than 50 lux.	Parking Area	Open
13	Lighting in a garage is provided at less than 50 lux.	Parking Area	Open
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
15	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Parking Area	Closed
16	The parking or storage garage is used to keep vehicles and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition.	Parking Area	Closed
17	The parking or storage garage is used to keep junk or rubbish.	Parking Area	Closed
18	The parking or storage garage is used to keep junk or rubbish.	Parking Area	Closed
19	The parking or storage garage pedestrian exit door is not designed and/or installed to open in the direction of exit travel.	Parking Area	Open
20	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Parking Area	Open
21	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.	Parking Area	Open
22	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.	Parking Area	Open
23	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.	Parking Area	Open
24	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.	Parking Area	Closed

25	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.	Parking Area	Closed
26	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.	Parking Area	Open
27	The parking or storage garage walls/columns painted surface is not maintained in a state of good repair. Namely: black paint peeling.	Parking Area	Closed
28	Exit door hardware/devices are not maintained in good repair.	Parking Area	Closed
29	Floor not kept free from stains and rubbish.	Parking Area	Open
30	Lighting fixtures or lamps are not maintained in good working condition.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 285533 PRS 00 IV	INTERIOR COMMON ELEMENTS - HALLWAY AND STAIRWELL - DEFECTS	Rescheduled	28-Oct-10	27-JAN-12	30-Mar-12

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supporting members of the building or structure are not being maintained in good repair. Namely: Concrete floor is spalling, exposed rebars.	1st Floor	Closed
2	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	1st Floor	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Concrete columnis spalling, exposed re-bars.	1st Floor	Closed
5	Guard with a minimum height of 1,070 millimetres has not been provided around a roof to which access is granted for other than maintenance purposes.	1st Floor	Open
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint peeling.	1st Floor	Closed
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. Namely: The flower/vegetable planter boxws and sheds are to close to the guards and wall.	1st Floor	Open
8	Floor and/or floor covering not kept in a clean and sanitary condition	2nd Floor	Closed
9	The electrical connections are not maintained in good working order. Junction box without cover plate.	2nd Parking Level	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole by electrical outlet.	2nd Parking Level	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Damaged wall tiles.	3rd Floor	Closed
12	Guard with a minimum height of 1,070 millimetres has not been provided around a roof to which access is granted for other than maintenance purposes.	3rd Floor	Open
13	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: One picket has been cut on east guard.	3rd Floor	Open
14	Floor and/or floor covering not kept in a clean and sanitary condition	7th Floor	Closed
15	The electrical connections are not maintained in good working order. Exit light not operational.	7th Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	9th Floor	Open
17	The property is not maintained and/or kept clean in accordance with the standards.	10th Floor	Closed
18	Interior door(s), frames(s), not maintained in good repair. Paint is chipped on door.	10th Floor	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
20	Interior door(s), hardware not maintained in good repair. No door knob on door.	12th Floor	Closed
21	Repair(s) does not reasonably match existing wall(s)	Closet	Closed
22	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed

27	The roof or one of its components is not weather tight. Namely: The asphalt tar paper roof on covered stairway is damaged.	Exterior	Closed
28	Window located more than 2,000 millimetres above grade and within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5). Namely: Be protected by guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the floor.	Hall	Open
29	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
30	Telephone number(s) listed on the emergency contact sign results in charge back fee to the caller.	Lobby	Open
31	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
32	The electrical connections are not maintained in good working order. No cover on junction box.	Lobby	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair.	North	Open
34	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 285030 PRS 00 IV	INTERIOR COMMON ELEMENTS - SERVICE ROOMS - DEFECTS	Closed	28-Oct-10	27-JAN-12	27-Jan-12

No. of defects contained within the Order : **41**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	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	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
8	The ventilation system or unit is not regularly cleaned.	1st Floor	Closed
9	The ventilation system or unit is not regularly cleaned.	1st Floor	Closed
10	The ventilation system or unit is not regularly cleaned. Dust in ventilation grill.	1st Floor	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Motor cover is not secure.	1st Floor	Closed
12	The property is not maintained and/or kept clean in accordance with the standards. Namely: Dust and litter on floor.	1st Floor	Closed
13	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
14	The property is not maintained and/or kept clean in accordance with the standards. Namely: cluttered with material.	1st Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Treshold missing in section.	1st Floor	Closed
16	The electrical connections are not maintained in good working order. No cover plate on junction box.	1st Floor	Closed
17	An exterior door has a defective locking mechanism.	1st Floor	Closed
18	An exterior door has no locking mechanism.	1st Floor	Closed
19	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: The ventilation pipe has not been sealed off.	1st Floor	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Paint is peeling.	1st Floor	Closed
22	Lighting in a service hallway is provided at less than 50 lux.	1st Floor	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling tiles damaged.	2nd Floor	Closed
24	The lighting fixture is not protected from damage by the provision of lighting wired glass or other suitable means of protection.	2nd Floor	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
27	The property is not maintained and/or kept clean in accordance with the standards. Namely: Used as storage room.	2nd Floor	Closed

28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
29	The property is not maintained and/or kept clean in accordance with the standards.	2nd Parking Level	Closed
30	The plumbing system is not kept free from leaks or defects.	2nd Parking Level	Closed
31	Lighting in a service room is provided at less than 200 lux.	2nd Parking Level	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Parking Level	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Parking Level	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Parking Level	Closed
35	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
37	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Closed
38	Lighting in a service room is provided at less than 200 lux.	Elevator	Closed
39	The electrical connections are not maintained in good working order. Namely: Junction box without cover.	Elevator	Closed
40	Window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5). Namely: Window opens more then 10 cm.	Laundry Room	Closed
41	The heating system or unit is not in good repair and maintained in good working condition. No cover on radiator.	Laundry Room	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.**