

MLS Building Audit Program - Details

Property Address : 5-21 BRAHMS AVE

Legal Description: PLAN M958 BLK H

Roll No. : 1908115280007000000

Building : **5 BRAHMS AVE -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **January 29, 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 | Fence | 10 111994 FEN 00 IV | FENCING INVESTIGATION | Closed | 8-Feb-10 | 10-MAY-10 | 100.00% |
| 7 | Property Standards | 10 112465 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Feb-10 | 10-MAY-10 | 100.00% |
| 8 | Property Standards | 10 112823 PRS 00 IV | PARKING GARAGE/STRUCTURE | Closed | 8-Feb-10 | 10-MAY-10 | 100.00% |
| 9 | Property Standards | 10 114461 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Feb-10 | 09-APR-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 7 | Property Standards | 10 112465 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Feb-10 | 10-MAY-10 | 17-May-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The balcony, other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. | Exterior Of Building | Closed |
| 2 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior Of Building | Closed |
| 3 | The exterior walls and their components are not being maintained in good repair. | Exterior Of Building | Closed |
| 4 | The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; missing access to roof. | Exterior Of Building | Closed |
| 5 | The exterior surface has not been restored and/or resurfacedn where necessary. | Exterior Of Building | Closed |
| 6 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior Of Building | Closed |
| 7 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior Of Building | Closed |
| 8 | The required guard(s) and/or handrail(s) are not installed securely or maintained in good repair. Namely broken pickets at underground exit stairs. | Exterior Of Building | Closed |
| 9 | In a dwelling unit, 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). | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 8 | Property Standards | 10 112823 PRS 00 IV | PARKING GARAGE/STRUCTURE | Closed | 8-Feb-10 | 10-MAY-10 | 29-Jun-12 |

No. of defects contained within the Order : **15**

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

| Deficiency Details | | | |
|--------------------|---|--------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The walls in the parking or storage garage are not impervious to water. | Underground Parking Area | Closed |
| 2 | The parking or storage garage walls painted surface is not maintained in a state of good repair. | Underground Parking Area | Closed |
| 3 | Interior lighting fixtures or lamps are not maintained. Namely ; broken lens covers | Underground Parking Area | Closed |
| 4 | Lighting in a garage is provided at less than 50 lux. where required. | Underground Parking Area | Closed |
| 5 | The ceilings in the parking or storage garage are not impervious to water. | Underground Parking Area | Closed |
| 6 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. | Underground Parking Area | Closed |
| 7 | The parking or storage garage ceiling are not painted white. | Underground Parking Area | Closed |
| 8 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |
| 9 | The parking or storage garage is used to keep junk or rubbish. | Underground Parking Area | Closed |
| 10 | The electrical fixtures are not maintained in a safe and complete condition. Namely; missing cover plates | Underground Parking Area | Closed |
| 11 | The electrical connections are not maintained in a safe and complete condition. Namely ; loose wires | Underground Parking Area | Closed |
| 12 | The electrical fixtures are not maintained in good working order. | Underground Parking Area | Closed |
| 13 | The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. | Underground Parking Area | Closed |
| 14 | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. | Underground Parking Area | Closed |
| 15 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 9 | Property Standards | 10 114461 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Feb-10 | 09-APR-10 | 30-Aug-11 |

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

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

| Deficiency Details | | | |
|--------------------|--|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door handle must be repaired or replaced. | 2nd Floor | Closed |
| 2 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely metal lifting. | 2nd Floor | Closed |
| 3 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door is too short for frame. | Boiler Room | Closed |
| 4 | The electrical connections are not maintained in a safe and complete condition. Namely replace missing coverplates. | Boiler Room | Closed |
| 5 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Compactor Room | Closed |
| 6 | The ventilation system or unit is not regularly cleaned. | Compactor Room | Closed |
| 7 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely gap in door. | Compactor Room | Closed |
| 8 | The electrical connections are not maintained in a safe and complete condition. | Compactor Room | Closed |
| 9 | Interior door is not a good fit in its frame. Namely damaged door #609. | Dwelling Unit | Closed |
| 10 | The electrical connections are not maintained in a safe and complete condition. Namely replace missing coverplates. | Electrical Room | Closed |
| 11 | Interior lighting fixtures or lamps are not maintained. | Exit | Closed |
| 12 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required. | Hall | Closed |
| 13 | Interior lighting fixtures or lamps are not maintained. | Laundry Room | Closed |
| 14 | Mailbox or mail receptacle is not maintained in good repair. | Lobby | Closed |
| 15 | Lighting in a service room is provided at less than 200 lux. | Locker Room | Closed |
| 16 | Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. | Mechanical Room | Closed |
| 17 | Interior lighting fixtures or lamps are not maintained. | Roof Of Building | Closed |
| 18 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Room | Closed |
| 19 | Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely Clean and clear the moving room. | Room | Closed |
| 20 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely replace missing handrail. | Stairway | Closed |
| 21 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint stairwells where required. | Stairway | Closed |
| 22 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely replace all numbers for floors. | Stairway | Closed |
| 23 | The electrical connections are not maintained in a safe and complete condition. Namely loose wires. | Storage Room | Closed |
| 24 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely remove unused nails from wall. | Storage Room | Closed |
| 25 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 26 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls of washroom. | Washroom | Closed |

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

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| 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.**