

**MLS Building Audit Program - Details**

**Property Address :** 5 CAPRI RD

Legal Description: PLAN M986 PT BLK D CLOSED PT CAPRI RD RP 66R6090 PARTS 1 1

Roll No. : 1919035100001000000

Building : 5 CAPRI RD -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** June 11, 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 148836 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jun-09	15-JUL-09	100.00%
2	Property Standards	09 149328 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jun-09	30-NOV-09	100.00%
4	Property Standards	09 149395 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Jun-09	26-FEB-10	100.00%
5	Property Standards	09 149658 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - ROOF BY BOILER ROOM	Closed	15-Jun-09	15-JUL-09	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
5	Property Standards	09 149658 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - ROOF BY BOILER ROOM	Closed	15-Jun-09	15-JUL-09	16-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Specifically retaining wall at roof level and corner of boiler room has defective brickwork - spalling and damaged brick and mortar.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 148836 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jun-09	15-JUL-09	16-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
2	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways.	Interior of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 149328 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jun-09	30-NOV-09	16-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically open cable boxes and damaged cable chase on sw face of building.	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. Minor brick spalling on north face of building	Exterior Of Building	Closed
3	Exterior garbage containment area not screened.	Exterior Of Building	Closed
4	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height. Specifically no guard present on sloped roof of parking garage ramp [entrance and exit].	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. specifically damaged siding on south ramp enclosure	South	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 149395 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Jun-09	26-FEB-10	16-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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: brown Dodge ABHZ 615 no validation sticker	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair. Black paint deteriorated and missing by parking stall 182	Underground Parking Area	Closed
3	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. Additional Alert signs to be installed	Underground Parking Area	Closed
4	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.	Underground Parking Level	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Level	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Level	Closed
7	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism. Specifically missing panic hardware on safe exit doors	Underground Parking Level	Closed

### 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.**