

**MLS Building Audit Program - Details**

**Property Address :** 608 DAWES RD

Legal Description: CON 2FB PT LOT 1

Roll No. : 1906012130024000000

Building : 608 DAWES RD -- S3106

**Report Date :** May 11, 2012

**Building Audit Date :** August 13, 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 244169 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Aug-10	29-NOV-10	77.78%
2	Property Standards	10 244541 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Aug-10	29-NOV-10	100.00%
8	Property Standards	10 249406 PRS 00 IV	REPORT ORDERS - WINDOW LOCKING DEVICES	Closed	30-Aug-10	29-OCT-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
8	Property Standards	10 249406 PRS 00 IV	REPORT ORDERS - WINDOW LOCKING DEVICES	Closed	30-Aug-10	29-OCT-10	1-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	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	10 244169 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Aug-10	29-NOV-10	29-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Balconies	Closed
2	Immediate action has not been taken to eliminate an unsafe condition; namely : General debris and house hold stuff creating a hazardous/climable condition	Balcony	Closed
3	Exterior door missing.	Garage	Substantially Com
4	The electrical fixtures are not maintained in good working order.	Garage	Closed
5	The foundation wall(s) of the building or structure are not structurally sound.	Garage Area	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Garage Area	Closed
7	The plumbing fixture(s)) and/or appliance is not maintained in good working order.	Garage Area	Open
8	Down pipe not maintained in good repair; namely : Abandoned clamps and old fittings	North	Closed
9	The exterior walls and their components are not being maintained in good repair; namely Spalling bricks	Throughout Building	Substantially Com
10	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
11	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Throughout Building	Open
12	Immediate action has not been taken to eliminate an unsafe condition; namely Window air conditioner units and satellite dishes to be installed by a qualified professional only	Throughout Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Throughout Building	Closed
14	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Open
15	The property has not been repaired in accordance with the standards; namely : Window fan not installed properly	West	Closed
16	Exterior garbage containment area not screened.	West	Open

17	The balconies and/or the supporting structural member(s) is not being maintained free from defects and/or hazards; namely exposed rebar and deteriorated concrete	Closed
18	The electrical connections are not maintained in a safe and complete condition; namely loose/hanging wires	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 244541 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Aug-10	29-NOV-10	28-Apr-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	2nd Floor	Closed
2	Door hardware/devices are not maintained in good repair, namely self closure defective.	3rd Floor	Closed
3	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
4	The plumbing system is not kept in good working order, namely cover over sump pump missing.	Building	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
6	Elevator(s) is not certified in good working order.	Elevator	Closed
7	The property is not maintained and/or kept clean in accordance with the standards, namely behind washers, dryers and radiators.	Laundry Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Laundry Room	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
10	The property is not maintained and/or kept clean in accordance with the standards, namely sinks.	Laundry Room	Closed
11	The electrical fixtures are not maintained in good working order, namely broken lens covers.	Laundry Room	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
13	The stairs, treads, and risers are not maintained in good repair, namely repair steps, paint and repair/replace nosing.	Stairway	Closed
14	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely chicken wire and missing doors.	Storage Room	Closed
15	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely clean carpets and stairways.	Throughout Building	Substantially Com
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include excess storage.	Throughout Building	Closed
18	The electrical receptacle are not maintained in good working order, namely missing, broken and/or loose receptacles.	Throughout Building	Substantially Com
19	The electrical connections are not maintained in a safe and complete condition, namely loose and/or abandoned wires.	Throughout Building	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
21	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
22	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
23	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
24	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
25	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
26	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
28	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed

29	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.	Throughout Building	Closed
30	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
31	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.	Throughout Building	Closed
32	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely garbage chutes.	Throughout Building	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
34	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely at elevator doors.	Throughout Building	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.**