

MLS Building Audit Program - Details

Property Address : 65 DYNEVOR RD

Legal Description: PLAN 1442 LOTS 395 TO 400 AND 408 TO 412 AND PT LOTS 401 407

Roll No. : 1914041340038000000

Building : 65 DYNEVOR RD -- W1702

Report Date : May 11, 2012

Building Audit Date : September 23, 2011

**** 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	11 282702 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	27-JAN-12	37.50%
2	Property Standards	11 282888 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Oct-11	27-JAN-12	46.15%
3	Property Standards	11 282892 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	27-JAN-12	68.18%

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	11 282702 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	27-JAN-12	30-Mar-12

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East	Open
2	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.	East	Open
3	The (verandah, canopy, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	East	Closed
4	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.	East	Open
5	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.	East	Open
6	Driveway(s) and/or similar areas not maintained. Concrete ramp is cracked, broken and damaged.	East	Open
7	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	East	Open
8	The retaining wall is not being maintained in good repair.	East	Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East	Open
10	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	East	Open
11	Exterior steps not maintained.	East	Closed
12	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	East	Open
13	Exterior walkway not maintained.	East	Closed
14	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	East	Closed
15	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.	North	Closed
16	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Open
17	The required guard on top of the retaining wall is not maintained in good repair.	North	Open
18	The retaining wall is not being maintained in good repair.	North	Closed
19	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	North	Closed
20	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely: vehicles with expired plates, flat tires...	North	Open

21	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: car seats, Air Conditioners....	North	Open
22	Exterior window(s) with broken/cracked glass.	North	Closed
23	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	North	Open
24	Exterior garbage containment area not screened. Namely: Screens on two sides only.	North West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 282888 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Oct-11	27-JAN-12	30-Mar-12

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

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Paint is peeling on risers and rust is showing.	Basement	Open
2	The property has not been repaired in accordance with the standards.	Underground Parking Area	Closed
3	The electrical connections are not maintained in good working order. Namely: Junction box without cover.	Underground Parking Area	Closed
4	The electrical switches are not maintained in good working order.	Underground Parking Area	Closed
5	The electrical switches are not maintained in good working order.	Underground Parking Area	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Open
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concrete wall is cracked around the door frame.	Underground Parking Area	Open
10	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	Open
11	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.	Underground Parking Area	Open
12	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 Area	Closed
13	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.	Underground Parking Area	Open
14	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
15	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Open
16	The plumbing system is not kept free from leaks or defects. Namely: drain pipe is rusted and is leaking.	Underground Parking Area	Closed
17	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
18	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
19	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
20	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
21	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Open
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
23	The protective material for the lighting fixture is not maintained in a clean condition.	Underground Parking Area	Open
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open

25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Underground Parking Area	Closed
26	Exterior window(s) with broken/cracked glass. Namely: Transom window glass pane is cracked.	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 282892 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	27-JAN-12	30-Mar-12

No. of defects contained within the Order : **44**

No. of defects that remain outstanding : **14**

Deficiency Details

No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	1st Floor	Open
2	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	Interior door is not a good fit in its frame.	1st Floor	Closed
5	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
6	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Exposed cable.	1st Floor	Closed
7	Interior door is not a good fit in its frame.	2nd Floor	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
10	Interior door is not a good fit in its frame.	4th Floor	Closed
11	Interior door is not a good fit in its frame. Namely: Garbage chute trap door not closing.	4th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
13	Interior door is not a good fit in its frame.	5th Floor	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles missing in section.	6th Floor	Closed
15	Interior door is not a good fit in its frame. Namely: Garbage trap door not closing.	7th Floor	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
17	Interior door is not a good fit in its frame. Namely: Garbage room chute door not closing.	8th Floor	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles are damaged and missing in sections.	9th Floor	Closed
19	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: No door on milk box.	9th Floor	Open
20	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely : Floor drain cover not secured.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
23	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Paint is peeling on risers, nosing and rust is showing.	Basement	Open
24	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Cracked galss pane and rust is showing on bottom of door.	East	Open
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in the ceiling.	Electrical Room	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
27	The floor and every appurtenance, surface cover and finish is not maintained.	Laundry Room	Closed
28	The property is not maintained and/or kept clean in accordance with the standards.	Laundry Room	Closed

29	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
30	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
31	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Roof Of Building	Closed
32	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Stair guards are showing rust and are not secure.	Roof Of Building	Open
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
35	The electrical switches are not maintained in good working order. Namely: no cover plate.	Roof Of Building	Closed
36	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	Closed
37	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Open
38	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
39	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.	Stairway	Open
40	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.	Stairway	Open
41	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.	Stairway	Open
42	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint and plaster damage on stairwell walls.	Stairway	Open
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	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.**