

**MLS Building Audit Program - Details**

**Property Address :** 6-8 VENDOME PL

Legal Description: PLAN M834 BLK H3

Roll No. : 1908101160002000000

Building : 6 - 8 VENDOME PL

**Report Date :** May 11, 2012

**Building Audit Date :** March 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	Property Standards	10 142823 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Apr-10	23-AUG-10	45.71%
2	Property Standards	10 155308 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Apr-10	23-AUG-10	0.00%
3	Property Standards	10 155551 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	23-Apr-10	20-OCT-10	25.00%

**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
2	Property Standards	10 155308 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Apr-10	23-AUG-10	20-Jun-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, namely graffiti on entra door to the building	1st Floor	Open
2	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Rusted pickets on handrails near unit # 29.	2nd Floor	Open
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely shoe shelf on floor near unit entrance door.	2nd Floor	Open
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Building	Open
5	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, namely damaged window screen at unit #29	Building	Open
6	The stair, landing and every appurtenance, surface cover and finish is not maintained. Repair and refinish floors and landing areas.	Building	Open
7	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Building	Open
8	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Building	Open
9	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, namely heigh of handrails pose climability	Building	Open
10	Guard is less than 1,070 millimetres high.	Building	Open
11	Laundry room is not maintained in a clean and sanitary condition, namely deteriorated walls and floors, blocked laundry room vents.	Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 15551 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	23-Apr-10	20-OCT-10	21-Jun-12

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

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep junk or rubbish, namely discarded materials, equipments and tires	Underground Parking Level	Closed
2	Lighting in a service room is provided at less than 200 lux., namely boiler room lighting less than 200 lux	Underground Parking Area	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials namely spalling bricks near parking space #34	Underground Parking Area	Open
4	The ventilation system or unit is not regularly cleaned, namely blocked vent near parking space #41	Underground Parking Area	Open
5	The ventilation system or unit is not kept in good repair namely broken vent cover near parking space # 22	Underground Parking Area	Open
6	The electrical fixtures are not maintained namely cable housing not maintained in clean and sanitary condition	Underground Parking Area	Open
7	The electrical connections are not maintained in a safe and complete condition, namely open Bell boxes	Underground Parking Area	Open
8	The electrical connections are not maintained in a safe and complete condition, namely loose wires and cables near parking space #33	Underground Parking Area	Open
9	The electrical fixtures are not maintained in a safe and complete condition, namely exposed wirings and missing cover plate near parking space #44	Underground Parking Area	Open
10	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged cover on handrail extending to garage	Underground Parking Area	Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks namely re=parge/re-finish enite garage ceilings where required	Underground Parking Area	Open
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely paint peeling on celing surface.	Underground Parking Area	Open
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely water penetration on walls near parking space #27	Underground Parking Area	Open
14	The electrical fixtures are not maintained in good working order, namely missing bulb(s)/light(s) near parking spaces 25 &26	Underground Parking Area	Closed
15	The floors in the parking or storage garage are not maintained namely uneven floor surface near parking space #17	Underground Parking Area	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely exposed re-bars and rusted beams	Underground Parking Area	Open
17	The electrical fixtures are not maintained in a safe and complete condition, namely missing protective covers on lighting fixtures	Underground Parking Level	Open
18	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Level	Closed
19	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks and missing drain covers	Underground Parking Level	Closed
20	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely graffiti on walls	Underground Parking Level	Closed
21	The floors in the parking garage are not maintained free of holes, breaks or cracks namely uneven surface on parking spots 19 and 20	Underground Parking Level	Open
22	Lighting in a garage is provided at less than 50 lux.	Underground Parking Level	Open
23	The electrical receptacle are not maintained in a safe and complete condition, namely missing covers and exposed wires	Underground Parking Level	Open
24	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Level	Open



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 142823 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Apr-10	23-AUG-10	13-Jun-12

No. of defects contained within the Order : **35**

No. of defects that remain outstanding : **19**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	2nd Floor	Open
2	Dwelling unit window that is capable of being opened has no screen. Namely: Missing window screen at unit 15 and window is opened more than 4 inches. Repair broken window. Also damaged window screen at unit 23. Glass missing in storm door at unit 39.	2nd Floor	Open
3	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Extreme edge of retaining wall, s/e corner, broken concrete exposing the post for the guard. Repairs are required.	Exterior	Open
4	The retaining wall is not being maintained in good repair. Namely: Sections of retaining wall blocks are out of place/missing. In isolated areas throughout the complex. Repairs are required.	Exterior	Open
5	The electrical connections are not maintained in a safe and complete condition. Namely: Rogers cable boxes are required to be closed throughout property. Cable Box is damaged outside unit 10. Also Cable utility box to be secured outside of unit 19, building 8.	Exterior	Closed
6	Exterior yard surface and/or similar areas not maintained. Namely: Several areas along interlocking walkways show signs of depression and uneven interlocking stones. Some Exterior drains along the walkway are blocked, due to soil erosion. Repairs are required. Also drainage grate to be leveled near unit 19.	Exterior	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely: Chicken wire fencing is not permitted. Hazardous.	Exterior	Closed
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Exterior fencing is defective through out the property due to corrosion, missing and bent pickets. Repairs/refinishing is required. Loose/defective railings should also be repaired.	Exterior	Open
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Fence is out of plumb adjacent to neighbouring property. Sections are corroded and deteriorating.	Exterior	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Pressure treated wood section is missing on fence. Unit 8.	Exterior	Open
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Rear yard gate is broken. Repairs required.	Exterior	Open
12	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Required guard height is 42 inches.	Exterior	Open
13	Height of handrail on stairs or ramp is more than the maximum 965mm Namely: Exterior stairs with 3 risers or more requires a handrail. Minimum height is 800mm	Exterior	Open
14	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: Hockey sticks and other discarded materials.	Exterior	Open
15	Exterior window(s) with broken/cracked glass. Namely: Broken window, laundry room near unit 26. Also broken window at unit 10. Plywood to be removed from window at unit 35.	Exterior Of Building	Open
16	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. Namely: damaged window screen unit 22 & 32.	Exterior Of Building	Closed
17	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: Clean and clear debris from the rear yard. Including plastic bags, bed sheets, curtains and discarded materials.	Exterior Of Building	Closed
18	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: Plastic bottles, litter, dead branches, and other discarded items.	Exterior Of Building	Closed
19	Exterior yard surface and/or similar areas not maintained. Namely: Damaged concrete and bricks at unit 6.	Exterior Of Building	Closed

20	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Carpet overhanging balcony unit 12. Bicycle overhanging balcony at unit 36	Exterior Of Building	Closed
21	Exterior window not maintained weather-tight. Namely: Flashing on 2nd floor window frame has deteriorated.	Exterior Of Building	Closed
22	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Damaged conduit on wall . Not properly secured. Also bricks are missing on wall.	Exterior Of Building	Open
23	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Open key box on wall beside garage door.	Exterior Of Building	Closed
24	The exterior walls and their components are not being maintained in good repair. Namely: Evidence of discolouration (including green mould) on exterior bricks of the complex. Also spalling bricks in isolated areas. Repairs are required.	Exterior Of Building	Open
25	The exterior walls and their components are not being maintained in good repair. Namely: spalling bricks on the wall, near the ground from units 15 to 26. Also around window near unit 21, and rear wall of unit 25.	Exterior Of Building	Open
26	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose and insecured cable wires on the outside of units 12, 19, 24 & 42	Exterior Of Building	Closed
27	Immediate action has not been taken to eliminate an unsafe condition. Namely: Bicycle overhanging balcony guard.	Exterior Of Building	Closed
28	Mailbox or mail receptacle is not maintained in good repair. Namely: Repair mail boxes for units 23, 41 & 43. Building 8	Exterior Of Building	Closed
29	The exterior surface has not been coordinated to the exterior finish of the building/structure. Namely: Plywood in window, graffiti on the wall, unit 21.	Exterior Of Building	Closed
30	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Graffiti on vent cover near unit 26. Also on wall near unit 6. Remove red paint on balcony panel near unit 23.	Exterior Of Building	Open
31	The exterior surface of the building shall be maintained free of stains. Namely: Due to discolouration and stains on the edge of balcony slabs throughout buildings 6 & 8. Refinishing/painting is required.	Exterior Of Building	Open
32	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from obstructions. Namely: Downpipe is damaged. Crushed. Repairs are required. Also repair all damaged/defective flashing throughout complex.	Exterior Of Building	Closed
33	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Open
34	The accessory building is not constructed and/or maintained in good repair. Namely: Make shift shed in the rear yard. To be removed.	Exterior Of Building	Open
35	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Defective eavestrough, leaking at unit 11A. Repairs are required.	Exterior Of Building	Open

### 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.**