

**MLS Building Audit Program - Details**

**Property Address :** 70 CLEARVIEW HTS

Legal Description: PLAN 4390 PT LOTS 28 29 & 30

Roll No. : 1914054080005000000

Building : 70 CLEARVIEW HTS -- W1205 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** November 04, 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 291860 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	09-JUN-11	100.00%
2	Property Standards	10 292766 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	02-MAY-11	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
1	Property Standards	10 291860 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	09-JUN-11	27-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete and metal surfaces have peeling and deteriorated paint.	Balcony	Closed
2	Several concrete slabs have areas of delaminated concrete with exposed reinforcing bar.	Balcony	Closed
3	Guard is less than 1,070 millimetres high.	Balcony	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	Balcony	Closed
5	Section of retaining wall exceeding 1,000mm. in height requires guard at least 1,070mm. in height.	East	Closed
6	Areas of spalling brick.	East	Closed
7	Sections of retaining wall cracked, separated and shifting.	East	Closed
8	Stone column at side of steps has area of broken and loose stonework.	Front	Closed
9	Chain link fence at south side of lot. Top rail loose, not secure. Post leaning.	Parking Area	Closed
10	Bricks missing under windowsill.	Rear	Closed
11	Former coal chute door cannot be locked or secured.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 292766 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-10	02-MAY-11	2-May-11

No. of defects contained within the Order : 26

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cord being used in locker room 3	Interior of Building	Closed
2	The electrical conduit in the centre stairwell at 1st floor level does not have a protective cover.	Interior of Building	Substantially Com
3	The furnace room has exposed electrical wires.	Interior of Building	Closed
4	The door next to the 3rd floor laundry room is rusted.	Interior of Building	Closed
5	Several doors have chipped paint	Interior of Building	Substantially Com
6	The hole in furnace room floor is not protected.	Interior of Building	Closed
7	The basement storage room wall has a hole and deteriorated paint.	Interior of Building	Closed
8	The basement closet in east stairwell has a hole in the wall	Interior of Building	Closed
9	The 1st floor laundry room wall has broken finish	Interior of Building	Closed
10	The 3rd floor laundry room wall has efflorescence and areas of the wall require paint.	Interior of Building	Closed
11	The 3rd floor wall near apt 308 has paint peeling.	Interior of Building	Closed
12	The basement laundry room wall has broken finish	Interior of Building	Closed
13	The centre stairwell wall has efflorescence.	Interior of Building	Closed
14	The east stairwell wall to roof access is cracked, has efflorescence and deteriorated paint.	Interior of Building	Closed
15	The basement ceiling near centre stairwell has broken finish	Interior of Building	Closed
16	The 3rd floor corridor ceiling requires paint.	Interior of Building	Closed
17	Locker room 2 has a hole in the ceiling	Interior of Building	Closed
18	Sub basement wall at stairs has deteriorated paint	Interior of Building	Closed
19	The basement ceiling near unit 4 has efflorescence.	Interior of Building	Closed
20	The 3rd floor laundry room ceiling has efflorescence	Interior of Building	Closed
21	The coal room is full of debris	Interior of Building	Closed
22	Lighting in a storage room is provided at less than 50 lux.	Interior of Building	Closed
23	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Interior of Building	Closed
24	The required guard has members, attachments or openings that will facilitate climbing.	Interior of Building	Closed
25	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres. Openings in guards are greater than 100 millimetres.	Interior of Building	Closed
26	The basement storage room has a hole in the ceiling and cracked plaster.	Interior of 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.**