

MLS Building Audit Program - Details

Property Address : 72 CLINTON ST

Legal Description: PLAN 75 PT LOT 3 PLAN 373 PT LOTS 8 - 11 RP 63R3783 PARTS 1, 4

Roll No. : 1904044070137000000

Building : 72 CLINTON ST

Report Date : May 11, 2012

Building Audit Date : September 16, 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
3	Property Standards	09 183697 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	3-Nov-09	03-DEC-09	100.00%
4	Property Standards	09 183768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Nov-09	03-DEC-09	80.00%
5	Property Standards	09 183780 PRS 00 IV	INTERIOR COMMON ELEMENTS-closed and re issued feb 15, 2011	Closed	3-Nov-09	03-DEC-09	97.14%
6	Property Standards	11 126427 PRS 00 IV	INTERIOR COMMON ELEMENTS-hallway window guards	Prosecution Initiated	17-Feb-11	18-APR-11	0.00%

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
6	Property Standards	11 126427 PRS 00 IV	INTERIOR COMMON ELEMENTS-hallway window guards	Prosecution Initial	17-Feb-11	18-APR-11	30-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window in a hallway that extends to less than 1,070 millimetres above the floor 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 floor. Namely; 2 guards required on 6 floor, 1 guard required on 5 floor, 2 guards required on 4th floor, 2 guards required on 3rd floor, 2 guards required on 2nd floor.	Hall	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 183697 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	3-Nov-09	03-DEC-09	8-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; balcony enclosures erected by tenant	Balcony	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Namely; improper storage on balconies which represent a climbing hazard; box planters mounted on guards..	Balcony	Closed
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
4	The exterior light fixture is not maintained in good repair. sec 36 D	Exterior Of Building	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 183768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Nov-09	03-DEC-09	31-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely; improper retention and storage of materials.	Garage	Closed
2	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. Namely; insufficient number of signs displayed.	Garage	Open
3	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
4	The plumbing system is not kept free from leaks or defects.	Garage	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 183780 PRS 00 IV	INTERIOR COMMON ELEMENTS-closed and re issued feb 15, 2011	Closed	3-Nov-09	03-DEC-09	31-Dec-10

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

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. ceiling access panel not secure.	2nd Floor	Closed
3	The electrical receptacle are not maintained in good working order.	2nd Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely door mats	2nd Floor	Closed
5	The electrical receptacle are not maintained in good working order.	3rd Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	3rd Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; base board not maintained in good repair/loose.	4th Floor	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats	4th Floor	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely material stored in electrical closets.	5th Floor	Closed
11	The electrical connections are not maintained in good working order.	5th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
13	Ceiling not maintained in good repair. Namely missing ceiling tiles.	7th Floor	Closed
14	Lighting in garbage chute room is provided at less than 50 lux.	7th Floor	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
17	Interior lighting fixtures or lamps are not maintained.	Boiler Room	Closed
18	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.	Dwelling Unit	Closed
19	Lighting in garbage chute rooms provided at less than 50 lux.	Garbage Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing duplex cover.	Ground Floor	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Closed
24	Moving room not kept free of debris and junk/discarded items.	Ground Floor	Closed
25	The ventilation system or unit is not regularly cleaned.	Hall	Closed
26	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Hall	Open
27	The electrical closet is not maintained and/or kept clean in accordance with the standards. Namely;junk and debris present.	Hall	Closed

28	Interior lighting fixtures or lamps are not maintained.	Laundry Room	Closed
29	Ceiling not maintained clean.	Recreation Room	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; floor tile damaged.	Recreation Room	Closed
31	Immediate action has not been taken to eliminate an unsafe condition. Namely; materials stored on stair landing.	Stairway	Closed
32	Handrail on one side of stair less than 1,100mm in width not provided	Stairway	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
34	All repairs not made in a good workmanlike manner.	Stairway	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged ceiling tiles.		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.**