

MLS Building Audit Program - Details

Property Address : 77 ROEHAMPTON AVE

Legal Description: PLAN 639 LOT 4 PT LOT 5

Roll No. : 1904104010023500000

Building : 77 ROEHAMPTON AVE -- S2201

Report Date : May 11, 2012

Building Audit Date : March 29, 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 162125 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	11-Apr-11	20-JUL-11	77.42%
2	Property Standards	11 162134 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	11-Apr-11	20-JUL-11	0.00%
3	Property Standards	11 157873 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Apr-11	20-JUN-11	60.00%

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	11 162134 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	11-Apr-11	20-JUL-11	27-Apr-12

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely: Generator Room. Light level is below the recommended requirement.	Garage	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Ceiling is defaced by asplash pattern at parking space #28. Refinishing is required.	Garage	Open
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
5	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Abandoned vehicle with expired plates and flat tires in parking space #8.	Garage	Open
6	The parking or storage garage is used to keep junk or rubbish. Namely: Clean and clear all debris and discarded materials throughout parking garage.	Garage	Open
7	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely; Garage. West pedestrian exit door is not closing properly. Repairs are required.	Garage	Open
8	The electrical fixtures are not maintained in a safe and complete condition. Namely: Generator Room. Missing electrical cover plates on light switch and wall outlet. Repairs are required.	Garage	Open
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Underground Garage. Main electrical room, floor drain cover is missing.	Garage	Open
10	The floors in the parking or storage garage are not maintained free of dust or dirt. Namely: Throughout garage. Floor requires a general cleaning or powerwash.	Garage	Open
11	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.	Garage	Open
12	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.	Garage	Open
13	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.	Garage	Open
14	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Evidence of rust stains and surface deterioration on walls. Repairs are required.	Garage	Open
15	Lighting in a garage is provided at less than 50 lux. Namely: Upgrade lighting to 50Lux in the parking areas and driveways.	Garage	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 157873 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Apr-11	20-JUN-11	20-Jun-12

No. of defects contained within the Order : **20**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained namely concrete delamination, crack and holes near underground parking garagae ramp near main door..	Exterior	Closed
3	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.	Exterior	Open
4	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior	Open
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Substantially Com
6	Exterior door is not maintained in good repair namely missing door knob, hole on door.	Exterior	Closed
7	Exterior door is not maintained in good repair namely paint deterioration.	Exterior	Closed
8	Exterior door is not maintained in good repair namely hole on door, missing door knob.	Exterior	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
10	The (verandah, 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 namely deteriorated balcony slabs with exposed re-bar.	Exterior	Open
11	The (verandah, 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 a safe condition namely excessive storage on balconies create cimabale conditions.	Exterior	Closed
12	The floor and every appurtenance, surface cover and finish is not maintained namely cracks and concrete deterioration	Exterior	Closed
13	Exterior garbage containment area not screened.	Exterior	Open
14	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Open
15	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
16	The retaining wall is not being maintained in good repair, namely concrete deterioration	Exterior	Open
17	The retaining wall is not being maintained in good repair namely concrete deterioration on retaining walls/guards near underground parking garage ramp.	Exterior	Open
18	Exterior walkway not maintained, namely cracks and holes.	Exterior	Closed
19	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..	Exterior	Closed
20	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 162125 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	11-Apr-11	20-JUL-11	27-Apr-12

No. of defects contained within the Order : **31**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 1st flr. Garbage chute room. No self closing hardware device for door. Also missing light bulb.	1st Floor	Open
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Damaged wall near east exit door. Repairs required.	1st Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Rogers cable room closet. Clean/clear floor of debris. secure metal door panels.	6th Floor	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
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.	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux. Namely: Boiler room lighting is below the required level.	Boiler Room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean and clear all discarded materials and debris from the boiler and elevator rooms.	Boiler Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Compactor room. Clean/clear all debris and discarded materials. Replace burnt out fluorescent light bulbs. Secure ceiling access hatch. Repair holes in wall. Repaint ceiling/wall repairs.	Compactor Room	Open
9	Lighting in a service room is provided at less than 200 lux. Namely: Compactor room. Upgrade illumination as required.	Compactor Room	Closed
10	Floor and/or floor covering not kept free from debris. Namely: Washroom in laundry room. Clean & clear debris and discarded materials from washroom.	Laundry Area	Open
11	The electrical fixtures are not maintained in a safe and complete condition. Namely: Laundry Room. Replace missing lens covers on ceiling light fixtures. Clean lint from behind machines. Repair hole in ceiling. Clean exhaust vents in ceiling.	Laundry Room	Closed
12	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
13	The ventilation grill or unit is not kept in good repair and maintained. Namely: Lobby Area. Insecure grill on the wall.	Lobby	Closed
14	Lighting in a storage room is provided at less than 50 lux. Namely: Areas in the Locker room where there is no lighting, additional lights should be installed not less than 50 lux.	Locker Room	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Locker room. Ceiling areas where the drywall is damaged, repairs are required.	Locker Room	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Locker Rooms. Evidence of discarded materials stored in the locker room aisleway and above the lockers. These items should be removed.	Locker Room	Closed
17	Extension cords or other extensions are used as a permanent wiring system. Namely: Remove extension cords used for permanent wiring. Hazardous.	Locker Room	Closed
18	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: All openings/perforations in the ceiling/walls in electrical closets are required to be sealed throughout the building. Also floors are required to be cleaned.	Throughout Building	Closed
19	Interior lighting fixtures or lamps have not been installed. Namely: Garbage chute rooms. Replace all missing light bulbs and lens covers as required throughout the building. Also replace all damaged lens covers throughout the building.	Throughout Building	Closed
20	The ventilation system or unit is not regularly cleaned. Namely: Clean all wall vents in the corridors of dust and debris throughout the building.	Throughout Building	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove all floor mats in the corridors/hallways throughout the building.	Throughout Building	Open

22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Janitors Storage Closet. Hole in wall exposing electrical wires. Clean/clear debris and discarded materials. Provide shelving and tidy room.		Closed
23	The ventilation system or unit is not regularly cleaned. Namely: Clean ventilation fan motor on wall in elevator room.		Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Wood threshold on floor is cracked in front of apartment door unit 303.		Open
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Repair broken door closer on superintendants laundry room.		Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Mechanical Room/Workshop. Repair deteriorated plaster on ceiling as required.		Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Bell & Pump room. Clean and clear debris and discarded materials. Upgrade illumination. Replace missing lens cover. Repair hole in ceiling.		Open
28	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
29	Lighting in a service stairway is provided at less than the average of 50 lux.		Closed
30	The ventilation system or unit is not regularly cleaned. Namely: Office washroom ceiling fan vent needs cleaning.		Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in ceiling and walls to be repaired.		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.**