

MLS Building Audit Program - Details

Property Address : 7 CAPRI RD

Legal Description: CON 2 PT LT20 PL M986 BLK C

Roll No. : 1919035110003010000

Building : 7 CAPRI RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 15, 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
1	Property Standards	09 103215 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jan-09	13-OCT-09	100.00%
3	Property Standards	09 103747 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jan-09	31-MAR-10	100.00%
4	Property Standards	09 103771 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Jan-09	27-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
3	Property Standards	09 103747 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jan-09	31-MAR-10	23-Feb-09

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. Specifically paint missing/peeling/chipped on balcony guard panels.	Balcony	Closed
2	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.). Specifically - unsecured cables on exterior walls and not secured cable TV service boxes	Exterior Of Building	Closed
3	Exterior garbage containment area not screened.	Rear Yard	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 103771 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Jan-09	27-MAY-11	27-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling are not painted white. Specifically missing paint by column 103	1st Parking Level	Substantially Com
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically by col 108,74,8,102	1st Parking Level	Substantially Com
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically by column 84 and other locations	1st Parking Level	Closed
4	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: unlicensed Topaz with plate no. 103PCZ by parking stall 9	1st Parking Level	Closed
5	The parking or storage garage does not have a designated safe-exit route.	1st Parking Level	Closed
6	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.	1st Parking Level	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically missing wall paint by column 74 and 103	1st Parking Level	Closed
8	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.	1st Parking Level	Closed
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	2nd Parking Level	Closed
10	The parking or storage garage does not have a designated safe-exit route.	2nd Parking Level	Closed

11	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.	2nd Parking Level	Closed
12	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	2nd Parking Level	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically stepcrack by elevator loby	2nd Parking Level	Closed
14	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.	2nd Parking Level	Closed
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete damaged at base of column by framp from 2nd parking level to 1st parking level.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 103215 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jan-09	13-OCT-09	13-Oct-09

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

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Numerous handrails in both stairwells are loose.	Interior of Building	Closed
2	East door to stairwell will not latch.	Interior of Building	Closed
3	Previously finished wall(s) in the public area of the property is not maintained in good repair. Laundry room walls have paint peeling and repairs were not painted.	Interior of Building	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Several janitor room walls have deteriorated plaster and require paint where repairs were made.	Interior of Building	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Stairwell wallbroken plaster.	Interior of Building	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair. Corridor walls in areas of the building are stained, have deteriorated paint and broken plaster.	Interior of Building	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Garbage chute room wall has broken plaster.	Interior of Building	Closed
8	The plumbing system is not kept free from leaks or defects. The drain pipe in electrical room is leaking.	Interior of Building	Closed
9	Roaches present on 4th floor.	Interior of Building	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided. Namely: lighting in stairwells less than 50 lux.	Interior of Building	Closed
11	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
12	Floor tiles are worn.	Interior of Building	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained. The carpet throughout the building is worn, torn and stained.	Interior of Building	Closed
14	Smoke shaft door closer is not provided.	Interior of Building	Closed
15	Smoke shaft doors on 5th floor not provided with self closing hardware.	Interior of Building	Closed
16	Interior smoke shaft doors will not latch and are not a good fit in their frames.	Interior of Building	Closed
17	Door for apt 302 is cracked.	Interior of Building	Closed
18	Key closet ceiling in management office has holes.	Interior of Building	Closed
19	Main floor ceiling east side of building is buckling.	Interior of Building	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling tiles on several floors are old,dirty and breaking,	Interior of Building	Closed
21	The east stairwell stair is cracked and leaning.	Interior of Building	Closed
22	The wall around electrical outlet has large gaps.	Interior of Building	Closed
23	Previously finished wall(s) in the public area of the property is not maintained in good repair. West stairwell wall has deteriorated paint.	Interior of Building	Closed
24	Previously finished wall(s) in the public area of the property is not maintained in good repair. East stairwell wall contains holes.	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.