

MLS Building Audit Program - Details

Property Address : 800 ROYAL YORK RD

Legal Description: PLAN 4320 S PT BLK A PLAN 4471 E PT LOTS 14 & 15

Roll No. : 1919016010023000000

Building : 800 ROYAL YORK RD -- W0506

Report Date : May 11, 2012

Building Audit Date : September 02, 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 271511 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	14-Sep-11	13-SEP-12	66.67%
2	Property Standards	11 271512 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	14-Sep-11	13-SEP-12	38.46%
4	Property Standards	11 277515 PRS 00 IV	REPORT ORDERS BIRD SCREENS AND BALCONY STRUCTURES	Expiry Date Extended	22-Sep-11	21-SEP-12	N/A**

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	11 271511 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	14-Sep-11	13-SEP-12	26-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: Paint is peeling and rust is shown on Wall A/C grills.	Exterior Of Building	Closed
2	The electrical connections are not maintained in good working order. Namely: No cover plates on electrical outlets in garage.	Garage	Closed
3	Exterior garbage containment area not screened.	Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 271512 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	14-Sep-11	13-SEP-12	26-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not a good fit in its frame. Namely: door not closing.	5th Floor	Open
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Doors repairs are not painted	5th Floor	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Open
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
5	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: Not maintained, hole in door.	6th Floor	Open
6	Interior lighting fixtures or lamps have not been installed.	6th Floor	Closed
7	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	6th Floor	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Centre	Open
9	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
10	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Open
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Holes in floor carpet throughout the building.	Hall	Open
12	Previously finished surface in the public area of the property is not maintained in good repair.	Laundry Room	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed

14	In a apartment building, 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. Namely: Windows in lobby in front of elevators.	Lobby	Closed
15	A window in a stairway/hallway that extends to less than 1,070 millimetres above the landing 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 landing. Namely: Windows in hall lobby in front of elevators.	Lobby	Open
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
17	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	Closed
18	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	North	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
21	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
22	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.	Stairway	Open
23	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.	Stairway	Open
24	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Open
25	In a apartment building, 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. Namely: Windows in the stairwell.	Stairway	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Rooms	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.**