

MLS Building Audit Program - Details

Property Address : 10 BOULTBEE AVE

Legal Description: PLAN M149 LOTS 1 TO 7 PLAN M148 LOTS 95 TO 119 128 TO TO 152

Roll No. : 1904084150071000000

Building : 80 BLAKE ST

Report Date : May 11, 2012

Building Audit Date : January 11, 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 104556 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	16-Jan-12	15-FEB-12	93.94%
2	Property Standards	10 104702 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	16-Jan-12	15-FEB-12	83.33%
3	Property Standards	10 105113 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initiated	16-Jan-12	15-FEB-12	72.73%

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	10 105113 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initial	16-Jan-12	15-FEB-12	

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 is used to keep junk or rubbish. Namely remove tires, overflowing garbage cans.	Garage Area	Closed
2	The walls in the parking or storage garage are not impervious to water.	Mechanical Room	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Mechanical Room	Closed
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Mechanical Room	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely broken light fixture.	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Underground Parking Area	Open
7	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
8	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
9	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.	Underground Parking Area	Closed
10	Lighting in a garage is provided at less than 50 lux. Namely Parking garage B. Levels are not averaged must be in drive isles as well as parking spots.	Underground Parking Area	Closed
11	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: remove old generator.	Underground Parking Area	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 104702 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initial	16-Jan-12	15-FEB-12	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely repair/ replace ripped screens.	Exterior Of Building	Closed
2	Exterior landing not maintained. Namely stairs needs to be cleaned and cleared of debris.	Exterior Of Building	Closed
3	Exterior steps, not maintained. Namely clear and clean of any debris.	Exterior Of Building	Closed
4	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely remove buckets, wiring from roof of building.	Exterior Of Building	Closed
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
6	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely remove markings from walls and other surfaces.	Exterior Of Building	Closed
7	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
8	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Substantially Com
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint on walls.	Exterior Of Building	Open
10	The electrical connections are not maintained in a safe and complete condition. Namely secure cable boxes.	Exterior Of Building	Closed
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely peeling paint on ceiling.	Underground Parking Area	Closed
12	Lighting in a service room is provided at less than 200 lux. Namely no lighting provided in this room.	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	10 104556 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	16-Jan-12	15-FEB-12	

No. of defects contained within the Order : **33**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely Garbage Chute system coming off of the wall must be secured.	3rd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing concrete near hallway door.	4th Floor	Closed
3	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely the spring action on the chute itself is not working.	6th Floor	Closed
4	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely nosing in need of repair.	11th Floor	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely coverplates missing, loose wiring must be secured.	Boiler Room	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely must remove debris from room.	Boiler Room	Closed
7	The plumbing system is not kept in good working order. Namely unclog sink.	Boiler Room	Closed
8	Interior lighting fixtures or lamps have not been installed. Namely replace all light bulbs in closets throughout the building.	Closet	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely Clean out all closets on all floors of tires, unneeded and unwanted materials.	Closet	Closed
10	The ventilation system or unit is not regularly cleaned. Namely clean all vents in Janitors closets throughout the building	Closet	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely coverplate on 8th floor closet.	Closet	Closed
12	Garbage storage area is not maintained in a litter free and odour free condition.	Compactor Room	Substantially Com
13	Floor and/or floor covering not kept in a clean and sanitary condition	Electrical Room	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely secure loose wires and conduit boxes.	Elevator	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Elevator	Closed
16	Interior lighting fixtures or lamps have not been installed. Namely replace burnt out light bulbs.	Elevator	Closed
17	Elevator(s) is not certified in good working order. Namely post certificate in elevator.	Elevator	Closed
18	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
19	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely behind all machines must be cleaned out.	Laundry Room	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing draincover.	Locker Room	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door closer need by elevator entranceway.	Locker Room	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely secure loose wires, and coverplates must be replaced.	Locker Room	Closed
24	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely remove debris from elevator entranceway and isles of the locker room itself.	Locker Room	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely replace broken duplex cover.	Office	Closed

26	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
27	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace broken tiles.	Throughout Building	Substantially Com
29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint and plaster where required.	Throughout Building	Substantially Com
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely hallway doors not self-closing/ self-latching.	Throughout Building	Closed
31	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely any marking on the walls, doors, elevators, ceiling ect must be removed.	Throughout Building	Substantially Com
32	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely remove old/unused light fixtures.	Work Shop	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Work Shop	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.**