

## MLS Building Audit Program - Details

**Property Address :** 80 GOWAN AVE

Legal Description: PLAN M39 LOT 207 LOT 206 PT LOT 205 PLAN M39 PT LOT 208

Roll No. : 1906032250058000000

Building : 80 GOWAN AVE

**Report Date :** May 11, 2012

**Building Audit Date :** August 26, 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 163857 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Sep-09	15-FEB-10	100.00%
4	Property Standards	09 163944 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - ELEVATOR ROOM	Closed	2-Sep-09	02-OCT-09	100.00%
5	Property Standards	09 163979 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - EXTERIOR & ROOF	Closed	2-Sep-09	14-MAY-10	100.00%
6	Property Standards	09 163963 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Order Issued	16-Mar-12	16-APR-12	33.33%
7	Property Standards	09 189312 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Mar-12	29-MAY-12	90.00%

**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
4	Property Standards	09 163944 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - ELEVATOR ROOM	Closed	2-Sep-09	02-OCT-09	24-Nov-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Specifically cover on heater missing	Elevator	Closed
2	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 163963 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Order Issued	16-Mar-12	16-APR-12	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Firestop is missing at the entrance to the roof and other locations throughout the boiler room	Boiler Room	Open
2	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: boiler room lighting has less than 200 lux	Boiler Room	Open
3	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically bags of garbage by old compactor	Boiler Room	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 163979 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - EXTERIOR & ROOF	Closed	2-Sep-09	14-MAY-10	5-Oct-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 the undersides of the balconies has deteriorated paint	Balcony	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Specifically gerafitti is present on the west stairway wall leading to the underground parking garge	Exterior	Closed
3	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). specifically - cable service box is not properly secured in the closed position	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. specifically paint is deteriorated at the west stairway wall leading to the underground paring garage	Exterior	Closed
5	The exterior walls and their components are not being maintained in good repair. Specifically paint is deteriorated on the approach ramp to the enderground parking garage and some cracks in the masonry are present	Exterior	Closed
6	Roof decks, catwalks and/or related guards are not maintained in good repair. Specifically paint deterioration on ventilation hoods and elevator room door	Roof Of Building	Closed
7	Exterior garbage containment area not screened.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 163857 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Sep-09	15-FEB-10	5-Oct-09

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
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. specifically there is not enough small safe-exit signs present	1st Parking Level	Closed
3	The parking or storage garage does not have a designated safe-exit route.	1st Parking Level	Closed
4	The plumbing system is not kept in good working order. Specifically missing fire-stop by 61,36 and 43	1st Parking Level	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Specifically no guard is present at suspended furnace to prevent the furnace from being damaged	1st Parking Level	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	1st Parking Level	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	1st Parking Level	Closed
8	The electrical connections are not maintained in good working order. Specifically missing thermostat cover by 44	1st Parking Level	Closed
9	The parking or storage garage is used to keep junk or rubbish. specifically the utility room by 50 contains waste and light is missing.	1st Parking Level	Closed
10	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 Toyota by parking space 26	1st Parking Level	Closed
11	The parking or storage garage ceiling are not painted white. Specifically ceiling paint is deteriorated and missing in various locations	1st Parking Level	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically paint beeling on ceiling by 38,46,43, and 27	1st Parking Level	Closed
13	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is not protected by the required guard (the minimum height of the guard shall be 920 mm (36 inches). Specifically guard on ramp from underground garage to boiler room is missing - both sides	1st Parking Level	Closed
14	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is not provided (the minimum guard height shall be 1070 mm (42 inches)).	1st Parking Level	Closed
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically damaged concrete block by parking stall 2 and 23	1st Parking Level	Closed
16	The parking or storage garage walls painted surface is not maintained reasonably clean. Specifically the black paint is deteriorated and missing in various locations	1st Parking Level	Closed
17	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Specifically paint is deteriorated and missing in various locations	1st Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 189312 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Mar-12	29-MAY-12	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained clean. Namely; baseboards	1st Floor	Closed
2	Materials used for the repair, replacements of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering. Namely; suite entrance door thresholds.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboards.	1st Floor	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	1st Floor	Closed
5	The electrical fixtures are not maintained in good repair. Namely; duplex receptacle and cover not flush fit to wall.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
7	Milk box door not in good repair.	2nd Floor	Closed
8	The ventilation system or unit is not regularly cleaned. Namely; vent grill.	2nd Floor	Closed
9	Wall(s) not maintained clean.	3rd Floor	Closed
10	The ventilation system or unit is not regularly cleaned. Namely; vent	3rd Floor	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	3rd Floor	Closed
12	Milk box door not in good repair	3rd Floor	Closed
13	Milk box door not in good repair	4th Floor	Closed
14	Electrical closet door not in good repair.	5th Floor	Closed
15	Milk box door not in good repair.	5th Floor	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	5th Floor	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; floor mats	5th Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboards	6th Floor	Closed
19	Wall(s) not maintained clean. Namely; base boards	6th Floor	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
22	The ventilation system or unit is not regularly cleaned. Namely; vent grill	7th Floor	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	8th Floor	Closed
24	Wall(s) not maintained clean. Namely; baseboards.	8th Floor	Closed
25		8th Floor	Closed
26	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely door mat	9th Floor	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	9th Floor	Closed
28	The ventilation system or unit is not regularly cleaned. Namely; vent grill not clean	9th Floor	Closed

29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; ceiling hatches in disrepair.	10th Floor	Closed
30	Exterior door has defective hardware.	East	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
33	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; behind machines are not regularly cleaned.	Laundry Room	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
35	Previously finished floor and stair surfaces are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Open
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
37	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
38	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Open
39	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Open
40	The room is not maintained and/or kept clean in accordance with the standards.	Washroom	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**