

MLS Building Audit Program - Details

Property Address : 855 ROSELAWN AVE

Legal Description: PLAN 1775 CON 2 WYS PT LOTS 1 & 2 RP 66R5890 PARTS 1 2 & 3

Roll No. : 1914032150014000000

Building : **855 ROSELAWN AVE**

Report Date : **May 11, 2012**

Building Audit Date : **January 26, 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 112124 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	03-AUG-10	100.00%
2	Property Standards	10 109821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- Guards	Prosecution Initiated	2-Feb-10	03-AUG-10	0.00%
3	Property Standards	10 109921 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-10	12-APR-10	100.00%
4	Property Standards	10 111124 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	12-APR-10	100.00%
5	Property Standards	10 112222 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- Common aresa	Closed	3-Feb-10	05-MAR-10	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
2	Property Standards	10 109821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- Guards	Prosecution Initial	2-Feb-10	03-AUG-10	3-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 112124 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	03-AUG-10	31-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior steps not maintained. Namely; concrete broken	East	Closed
2	The yards and /or other part of property is not being kept clean and free of any conditions that are hazards. Namely; hanging flower pots on balcony slabs.	North	Closed
3	The yards and /or other part of property is not being kept clean and free of any conditions that are health, fire or other hazards. Namely park style bench has broken wooden plank on backrest.	South	Closed
4	The yards and /or other part of property is not being kept clean and free of any conditions that are health, fire or other hazards. Namely; Metal posts and brackets not fully removed from concrete on garage ventilation grate.	South West	Closed
5	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.	Throughout Property	Closed
6	Driveway(s) and/or similar areas not maintained. Namely some pot holes and areas of deterioration.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 109921 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-10	12-APR-10	12-Apr-10

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Paint is worn down.	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained blk paint is chipped..	Underground Parking Area	Closed
3	Interior lighting fixtures or lamps are not maintained. Light is burned out.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained, paint is peeling.	Underground Parking Area	Closed
5	The parking or storage garage ceiling painted surface is not maintained rpaint is peeling..	Underground Parking Area	Closed
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed
8	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.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 111124 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-10	12-APR-10	12-Apr-10

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. No cover on lights.	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator Room	Closed
5	The electrical receptacle are not maintained in a safe and complete condition.	Elevator Room	Closed
6	The electrical receptacle are not maintained in a safe and complete condition.	Mechanical Room	Closed
7	Lighting in a service room is provided at less than 200 lux.	Mechanical Room	Closed
8	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Vent/Grill is missing.	Mechanical Room	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Mechanical 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	10 112222 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- Common aresa	Closed	3-Feb-10	05-MAR-10	22-Oct-10

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. improper wall repair.	5th Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair.	8th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; base board damaged	8th Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair.	8th Floor	Closed
7	Previously finished surface(s) in the public area of the property is not maintained in good repair.	16th Floor	Closed
8	Ceiling not maintained clean. Stains on ceiling tiles	18th Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Basement	Closed
11	The electrical connections are not maintained in good working order. Namely: open electrical box	Basement	Closed
12	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
13	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
14	Interior door(s), frames(s), and/or hardware not maintained in good repair.	Basement	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Baseboard damaged.	Basement	Closed
16	Floor and/or floor covering not kept free from defects. Namely; tiles damged near floor drain.	Basement	Closed
17	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
18	Exterior window(s) with broken/cracked glass.	Recreation Room	Closed
19	Ceiling not maintained clean. tiles stained	Recreation Room	Closed
20	Exterior door has deteriorated/ineffective weather-proofing.	Stairway	Closed
21	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
22	The property is not being kept free of rodents, vermin, insects or other pests. cockroach infestation	Stairway	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely: door mats at # 1705, #1602, # 504, #505, #508		Closed
25	Floor not kept clean and free from rubbish and debris.		Closed
26	Interior door hardware not maintained in good repair. Namely; garbage chute door does not close shut.		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.**