

MLS Building Audit Program - Details

Property Address : 87 FORTY SECOND ST

Legal Description: PLAN 2172 LOT 308 TO 311

Roll No. : 1919053500004000000

Building : 87 FORTY SECOND ST -- W0605

Report Date : May 11, 2012

Building Audit Date : June 01, 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 209912 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-11	09-MAY-12	100.00%
2	Property Standards	11 211178 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	14-Jun-11	28-JUN-12	81.25%

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	11 211178 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	14-Jun-11	28-JUN-12	27-Apr-12

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Intermediate handrails not provided between landings or greater than 1650mm apart	Entranceway	Closed
2	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Entranceway	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres, or missing around landings.	Entranceway	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Entranceway	Closed
5	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.	Entranceway	Closed
6	Exterior window not maintained weather-tight. Namely: Paint on exterior stairwell window frame is peeling.	Exterior Of Building	Closed
7	The roof or one of its components is not weather tight. Namely: Facia on front entrance canopy is not secure.	Exterior Of Building	Closed
8	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.).	Exterior Of Building	Closed
9	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.	Exterior Of Building	Open
10	The (verandah, porch, balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely: Paint is peeling on balcony slabs.	Exterior Of Building	Open
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Open
12	Exterior yard surface and/or similar areas not maintained. Namely: Concrete sign post base is exposed.	Front Yard	Closed
13	The retaining wall is not being maintained in good repair. Namely: south concrete retaining wall has exposed rebars.	Parking Area	Closed
14	The retaining wall is not being maintained in good repair. Namely: Concrete retaining wall on the east side of the property, near parking spot 208 & 209 is spalling.	Parking Area	Closed
15	Exterior garbage containment area not screened.	Parking Area	Closed
16	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely: There is spalling, (Near parking spot 208 and 209) on concrete retaining wall on east side of the proeprty.	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	11 209912 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jun-11	09-MAY-12	27-Apr-12

No. of defects contained within the Order : **57**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	1/F Entrance Lobby	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F North Stairway	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely: cover of junction box missing.	1/F South Stairway	Closed
4	Previously finished surface (ceiling) has marks, stains, and/or other defacements.	1/F to 2/F North Stairway	Closed
5	Interior door not maintained in good repair. Namely: door of Apt 211.	2/F Hallway	Closed
6	Interior door, frames, and/or hardware not maintained in good repair. Namely: door not closing properly.	2/F North Stairway	Closed
7	Window with broken/cracked glass. Namely: sidelight window beside door.	2/F North Stairway	Closed
8	Exterior window(s) with broken/cracked glass.	2/F to 3/F South Stairway	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: near Apt 304.	3/F Hallway	Closed
10	Previously finished surface in the public area of the property is not maintained in good repair. Namely: roof access hatch paint peeling.	3/F North Stairway	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: walls cracked and paint defective.	3/F South Stairway	Closed
12	Previously finished surface in the public area of the property is not maintained in good repair. Namely: ceiling paint defective.	3/F South Stairway	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
16	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
17	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
18	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
19	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
20	Ancillary room and associated equipment is not maintained in good repair. Namely: cables/wiring not anchored properly.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
28	Handrail on one side of stair not provided.	Basement	Closed
29	The ventilation unit is not kept in good repair. Namely: vent grille not provided.	Basement	Closed
30	Window that is capable of being opened has no screen.	Basement	Closed
31	Previously finished wall(s) of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
32	Previously finished wall(s) are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
34	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
35	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
36	The floor, surface cover and/or finish is not maintained.	Basement	Closed
37	The electrical connections are not maintained in a safe and complete condition. Namely: cover of junction box missing.	Basement	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
40	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
41	The transparent surface is not kept reasonably clean. Namely: window grille not kept clean.	Basement	Closed
42	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials outside Locker Room 1.	Basement Hallway	Closed
43	The floor, surface cover and finish is not maintained. Namely: outside Locker Room 1.	Basement Hallway	Closed
44	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: outside Locker Room 1.	Basement Hallway	Closed
45	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: near South East Storage Room.	Basement Hallway	Closed
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: outside Locker Room 1.	Basement Hallway	Closed
47	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: underside of stairway.	Basement North Stairway	Closed
48	Interior door, frame, and/or hardware not maintained in good repair. Namely: door not closing properly.	Basement South Stairway	Closed
49	Window with broken/cracked glass. Namely: sidelight window beside door.	Basement South Stairway	Closed
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement to 1/F South Stairway	Closed
51	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.	Hallways	Closed
52	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Closed
53	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairways	Closed
54	A window in a stairway 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.	Stairways	Closed
55	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Closed
56	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.	Stairways	Closed
57	Handrails on both sides of stair 1,100mm in width or more not provided.	Stairways	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.**