

MLS Building Audit Program - Details

Property Address : 80-100 TWENTY FIFTH ST

Legal Description: BF CONC PT LOT 7 RP 64R3595 PARTS 1 TO 7

Roll No. : 1919053080023000000

Building : 90 TWENTY FIFTH ST -- W0605 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 22, 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 162346 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-11	14-JUN-11	100.00%
2	Property Standards	11 162376 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-11	14-JUN-11	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
1	Property Standards	11 162346 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-11	14-JUN-11	8-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard surface and similar areas not maintained (Namely: Landscaping on east side of property required to be maintained)	East Side of Property	Closed
2	The property has not been repaired in accordance with the standards. (Namely: North and south entranceway awnings not free from defect, repair as required)	Entranceway	Closed
3	The exterior walls and their components are not being maintained in good repair. (Namely: North stairway brickwork not free from spalling bricks, loose mortar and bricks)	Entranceway	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Entranceway	Closed
5	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.	Entranceway	Closed
6	Roof drainage not discharging directly into the building drain.	Exterior Of Building	Closed
7	Exterior garbage containment area not screened.	Parking Area	Closed
8	Exterior yard that is used for the parking or storage of vehicles is not maintained in good repair, free from cracks, holes and ruts. (Namely: All paved areas surrounding building not free from defect)	Parking Area	Closed
9	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. (Repair or replace as required throughout parking area)	Parking Area	Closed
10	Exterior yard that is used for the parking or storage of vehicles which is surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Parking Area	Closed
11	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed
12	Exterior window(s) with broken/cracked glass. (Replace as required)	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 162376 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-11	14-JUN-11	8-Jul-11

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Ceiling perforation in need of repair)	Electrical Room	Closed
2	The electrical connections are not maintained in a safe and complete condition.	Electrical Room	Closed
3	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Closed
4	The floor surface cover is not maintained free from defect.	Laundry Room	Closed
5	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Paint finish on walls and ceilings in need of restoration)	Laundry Room	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
8	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at tread level.	Stairway	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
11	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.	Stairway	Closed
12	The stair treads are not being maintained free from defects/hazards. (Namely: Deflected nosing on treads)	Stairway	Closed
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
14	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	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
16	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Finish on walls, suite doors and ceilings in need of repair)	Throughout Building	Closed
17	Floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
18	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	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.**