

**MLS Building Audit Program - Details**

**Property Address : 990 AVENUE RD**

Legal Description: PLAN 487E PT LOTS 12 33 34 PT BLK A PT LANE

Roll No. : 1904114340027000000

Building : **990 AVENUE RD -- S2203**

Report Date : **May 11, 2012**

Building Audit Date : **February 09, 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 125642 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Feb-11	24-AUG-11	88.00%
2	Property Standards	11 125643 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	24-Feb-11	24-AUG-11	90.48%
3	Property Standards	11 125644 PRS 00 IV	REPORT ORDERS Underground Parking Garage	Order Issued	24-Feb-11	26-MAY-11	N/A**
4	Property Standards	11 125652 PRS 00 IV	REPORT ORDERS Balconies	Order Issued	24-Feb-11	26-MAY-11	N/A**
5	Property Standards	11 125840 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	24-Feb-11	26-MAY-11	N/A**
6	Property Standards	11 127678 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Feb-11	24-JUL-11	71.43%

**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 125643 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	24-Feb-11	24-AUG-11	31-May-12

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
4	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plates	Underground Parking Area	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely; Loose wires	Underground Parking Area	Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
13	The floor drain is not maintained in good repair. Namely; missing drain covers	Underground Parking Area	Closed
14	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
15	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
16	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
17	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
18	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
19	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
20	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 127678 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Feb-11	24-JUL-11	31-May-12

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
3	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
4	Immediate action has not been taken to eliminate an unsafe condition, namely excessive storage in lockers.	Locker Room	Closed
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Open
6	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.	Throughout Building	Open
7	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.	Throughout Building	Open
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
9	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.	Throughout Building	Open
10	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Closed
11	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
12	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
15	The electrical fixtures are not maintained in good working order, namely broken or missing lense covers.	Throughout Building	Closed
16	The electrical receptacle are not maintained in good working order, namely missing covers.	Throughout Building	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
18	The plumbing system is not kept in a clean and sanitary condition, namely sink.	Throughout Building	Closed
19	The floor drain is not maintained in good repair, namely missing cover.	Throughout Building	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
21	Previously finished wall(s) and ceilings in the public area of the property is not maintained in good repair.	Throughout Building	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 125642 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Feb-11	24-AUG-11	31-May-12

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating, namely, the Rogers Box not secured	Exterior	Closed
2	Satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Substantially Com
3	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	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
5	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Exterior	Closed
6	Exterior steps not maintained.	Exterior	Closed
7	The retaining wall is not being maintained in good repair.	Exterior	Closed
8	The exterior walls and their components are not being maintained in good repair.Namely Spalling bricks where required.	Exterior	Closed
9	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
12	The electrical connections are not maintained in a safe and complete condition.Namely ; loose wires.	Exterior	Substantially Com
13	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish .	Exterior	Closed
14	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Exterior	Closed
15	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Closed
16	The exterior walls and their components are not being maintained in good repair. Namely; spalling brick	Exterior Of Building	Closed
17	The roof or one of its components is not weather tight. Namely; soffit	Roof Of Building	Closed
18	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Throughout Building	Closed
19	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Throughout Building	Closed
20	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Open
21	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Throughout Building	Closed
22	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Closed
23	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.	Throughout Building	Closed

24	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.	Throughout Building	Closed
25	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.	Throughout Building	Open

### 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.**