

## MLS Building Audit Program - Details

**Property Address :** 99 HOWARD ST

Legal Description: RP R2876 PARTS 1 TO 5

Roll No. : 1904074440003000000

Building : 99 HOWARD ST -- S2801

**Report Date :** May 11, 2012

**Building Audit Date :** August 17, 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 243353 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Sep-10	08-MAR-11	96.15%
2	Property Standards	10 244834 PRS 00 IV	REPORT ORDERS Window Safety Devices AIR CONDITIONERS	Order Issued	3-Sep-10	02-DEC-10	N/A**
4	Property Standards	10 244856 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Sep-10	04-JAN-11	94.74%
6	Property Standards	10 245410 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	3-Sep-10	30-OCT-11	11.63%
8	Property Standards	10 250170 PRS 00 IV	REPORT ORDERS WINDOW SAFETY DEVICES	Closed	3-Sep-10	02-DEC-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
8	Property Standards	10 250170 PRS 00 IV	REPORT ORDERS WINDOW SAFETY DEVICES	Closed	3-Sep-10	02-DEC-10	22-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Building	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 244856 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Sep-10	04-JAN-11	7-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior	Closed
2	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
4	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
6	Exterior landing not maintained. Namely railings	Exterior	Closed
7	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior	Open
8	The exterior surface has not been restored and/or resurfaced where necessary. Namely; railings	Exterior	Closed
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior	Closed
10	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
11	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
12	Exterior yard surface and/or similar areas not maintained Namely; curbs not maintained	Exterior Of Building	Substantially Com
13	The catchbasin is not being maintained free from defect and/or obstructions.	Exterior Of Building	Closed
14	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Substantially Com
15	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Com

16	Immediate action has not been taken to eliminate an unsafe condition. Namely; over hanging objects on balconies, air conditioning units and balcony screens.	Exterior Of Building	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
18	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	Closed
19	The exterior walls and their components are not being maintained in good repair. Namely spalling bricks	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 245410 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	3-Sep-10	30-OCT-11	30-Oct-11

No. of defects contained within the Order : **43**

No. of defects that remain outstanding : **38**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Boiler Room	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials and impervious to water.	Boiler Room	Open
4	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely missing.	Boiler Room	Closed
5	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
8	The ceilings in the parking or storage garage are not impervious to water.	Garage	Open
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Garage	Open
10	Lighting in a garage is provided at less than 50 lux.	Garage	Open
11	Door hardware/devices are not maintained in good repair.	Garage	Open
12	Entrance/exit door is not kept closed and locked.	Garage	Open
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grill.	Garage	Open
14	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
15	The parking or storage garage walls and columns are not painted white from sixty (60) centimeters above floor level.	Garage	Open
16	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Open
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Open
18	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.	Garage	Open
19	The parking or storage garage is used to keep junk or rubbish.	Garage	Open
20	The electrical fixtures are not maintained in good working order, namely damaged fixtures, missing or burnt out bulbs and missing or damaged lenses.	Garage	Open
21	The electrical receptacle are not maintained in good working order, namely rusted receptacles, missing or broken cover plates.	Garage	Open
22	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Open
23	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Open
24	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Open
25	The floors in the parking or storage garage are not impervious to water, namely ponding.	Garage	Open
26	The plumbing system is not kept in a clean and sanitary condition, namely clogged or missing/damaged floor drains.	Garage	Open
27	The floor drain is not maintained in good repair, namely missing or broken drain covers.	Garage	Open
28	The sign(s) is not being maintained in a good state of repair.	Garage	Open

29	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.	Garage	Open
30	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.	Garage	Open
31	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.	Garage	Open
32	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.	Garage	Open
33	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
34	The walls in the parking or storage garage are not impervious to water.	Garage	Open
35	The electrical receptacle are not maintained in good working order, namely missing cover plates.	Throughout Building	Open
36	The electrical fixtures are not maintained in good working order.	Throughout Building	Open
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open
38	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open
40	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
41	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Open
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Open
43	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent covers.	Throughout Building	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 243353 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Sep-10	08-MAR-11	7-Jun-12

No. of defects contained within the Order : **52**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door hardware.	1st Floor	Closed
2	Interior door is not a good fit in its frame.	2nd Floor	Closed
3	Interior door is not a good fit in its frame.	5th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken and/or cracked tiles.	6th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	7th Floor	Closed
6	Ceiling not maintained clean, namely dirt and mould at ceiling tiles.	7th Floor	Closed
7	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	11th Floor	Closed
8	Ceiling not maintained in a sound and plumb condition.	Basement	Substantially Com
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unsecured access panel doors.	Compactor Room	Closed
10	The electrical connections are not maintained in a safe and complete condition, namely loose and/or hanging wires.	Compactor Room	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition, and free of refuse, junk and debris.	Compactor Room	Closed
12	Ceiling not maintained in a free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
13	The heating system or unit is not in good repair and maintained in good working condition, namely broken radiator cover.	Laundry Room	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing devices.	Throughout Building	Closed
16	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Com
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged wall tiles.	Throughout Building	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
20	Wall(s) and ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely breaks and holes in fire separation.	Throughout Building	Closed
21	Adequate ventilation has not been provided.	Throughout Building	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Com
23	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely refinishing.	Throughout Building	Closed
24	The floor drain is not maintained in good repair, namely missing and/or damaged drain cover.	Throughout Building	Substantially Com
25	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing fire dampers, and defective self closing devices at chute doors.	Throughout Building	Closed
26	Condition of floor does not permit easy cleaning, to include repair and refinishing.	Throughout Building	Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include refinishing.	Throughout Building	Closed

28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk, litter and debris.	Throughout Building	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
30	Exit stairwells and corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
31	The electrical receptacles and switches are not maintained in a safe and complete condition, namely missing and/or damaged switch and receptacle box covers.	Throughout Building	Closed
32	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
33	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Com
34	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
35	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
36	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
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
38	Wall and ledge beam not maintained free of holes, cracks, damaged and deteriorated materials.		Open
39	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged stair treads and nosing.		Closed
40	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.		Closed
41	Previously finished surface(s) in the public area of the property is not maintained in good repair.		Closed
42	Elevator part(s) and appendages are not maintained in good repair and operational, namely elevators not stopping smooth and even with floors, and defective floor indicator lights/buttons.		Closed
43	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unsecured clean-out access door.		Closed
44	Exterior door has defective hardware, namely defective self closing device, and door is not a good fit in its frame.		Closed
45	Interior lighting fixtures or lamps are not maintained, namely missing lens and/or light fixture covers.		Substantially Com
46	Interior lighting fixtures or lamps are not maintained, namely light fixture not secured in an acceptable manner.		Closed
47	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.		Closed
48	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
49	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.		Closed
50	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely peeling wall paper.		Closed
51	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Closed
52	Handrail guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		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.**