

MLS Building Audit Program - Details

Property Address : 105 ROWENA DR

Legal Description: PLAN M1014 BLK I RP 66R19682 PART 1

Roll No. : 1908122230069000000

Building : **105 ROWENA DR**

Report Date : January 18, 2019

Building Audit Date : March 21, 2016

**** 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 January 18, 2019

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	16 131749 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-16	31-MAY-16	100.00%
2	Property Standards	16 132531 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-16	01-OCT-17	100.00%
3	Property Standards	16 132532 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Mar-16	30-MAR-18	100.00%
4	Property Standards	16 132533 PRS 00 IV	WINDOW SAFETY	Closed	30-Mar-16	29-APR-16	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
4	Property Standards	16 132533 PRS 00 IV	WINDOW SAFETY	Closed	30-Mar-16	29-APR-16	5-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely but not limited to units: 814 216 1116 1016 1217 416 1221 1121 921	Exterior Of 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	16 132531 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-16	01-OCT-17	28-Dec-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely rusted exposed rebar and peeling paint and rust on balcony panels	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint peeling on vent	Exterior	Closed
3	The tree(s) and/or plant has been planted and/or maintained in a manner which is overhanging and/or encroaching upon the pavement, sidewalk or travelled portion of a street or highway.	Exterior	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely section missing on pedestrian rail leading to underground ramp	Exterior	Closed
5	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely paint and plaster peeling and cracked concrete	Exterior	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely peeling paint	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely water stains and peeling paint in exterior stairwell	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 132532 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Mar-16	30-MAR-18	28-Dec-18

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely water stains and peeling paint near spots 145-151, 33, 42, 43 87 & 88 and else where required	Underground Parking Area	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely cracked concrete on ledgebeam	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely missing tiles near 139 sbd elsewhere required	Underground Parking Area	Closed
5	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
6	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely near spots #44, 45 and elsewhere required	Underground Parking Area	Closed
7	The parking or storage garage is used to keep junk or rubbish. Namely old florescent light bulbs and debris	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish. Namely shopping cart, lightbulbs etc	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish. Namely old refrigerator, stereo sbd oyer debris and appliances	Underground Parking Area	Closed
10	The parking or storage garage is used to keep junk or rubbish. Namely vacuum, board, old car battery etc	Underground Parking Area	Closed
11	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
12	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
13	The electrical fixtures are not maintained in a safe and complete condition. Namely hanging wire near spot #36	Underground Parking Area	Closed
14	The electrical fixtures are not maintained in good working order. Namely rusted light fixture	Underground Parking Area	Closed
15	The electrical fixtures are not maintained in good working order. Namely missing cover plate on junction box and outlets throughout	Underground Parking Area	Closed
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
17	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
18	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
19	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
20	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
21	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
22	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely water stains, paint peeling on black and white painted area throughout near spots 186-200, 112, 87, 42, 33, 63, 13 and else where required	Underground 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	16 131749 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-16	31-MAY-16	6-Jul-17

No. of defects contained within the Order : **64**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door does not prevent the entry of vermin, rodents and/or insects.	1st Floor	Closed
2	Door hardware/devices have been removed and not replaced. Namely door on Bell panel	1st Floor	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
4	The electrical switches are not maintained in a safe and complete condition. Namely missing cover	1st Floor	Closed
5	The electrical switches are not maintained in a safe and complete condition. Namely damaged switch plate	1st Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Missing tiles and cracked terrazzo	1st Floor	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
8	The floor drain is not maintained in good repair. Namely missing cover	1st Floor	Closed
9	Wall(s) not maintained clean.	1st Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes and missing tiles on walls	1st Floor	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint and plaster peeling	1st Floor	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely water stains on wall near locker 12	1st Floor	Closed
13	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing ceiling tiles	1st Floor	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
17	Ceiling not maintained clean.	1st Floor	Closed
18	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely missing heat vent cover	1st Floor	Closed
19	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
20	Interior lighting fixtures or lamps are not maintained. Namely missing light fixture cover	1st Floor	Closed
21	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition: Namely stained carpet near unit 210	2nd Floor	Closed
23	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint peeling on stairwell door near 221	2nd Floor	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely damaged tiles on ceiling and floor in chute room	2nd Floor	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing tile in centre stairwell	3rd Floor	Closed
26	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely new door at unit 302 not painted	3rd Floor	Closed
27	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Graffiti in stairwell	3rd Floor	Closed

28	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely new door not painted	4th Floor	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely cracked tile	4th Floor	Closed
30	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Paint peeling on stairwell door near 521	5th Floor	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint and plaster peeling around extension joint	6th Floor	Closed
32	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely broken broken board in electrical closet	6th Floor	Closed
33	The floor and every appurtenance, surface cover and finish is not maintained. Namely paint peeling on stair	8th Floor	Closed
34	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint peeling	9th Floor	Closed
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely new unit doors not painted	9th Floor	Closed
36	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely paint peeling on stairwell doors	9th Floor	Closed
37	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	10th Floor	Closed
38	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely peeling paint	11th Floor	Closed
39	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	12th Floor	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely peeling paint	12th Floor	Closed
41	Door hardware/devices are not maintained in good repair. Namely paint peeling	12th Floor	Closed
42	Ceiling not maintained clean. Namely ceiling tile near unit 1208	12th Floor	Closed
43	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint peeling	7th Floor	Closed
44	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint and plaster peeling by sink area	Basement	Closed
45	The electrical fixtures are not maintained in a safe and complete condition: Namely missing cover plate	Basement	Closed
46	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
47	The plumbing system is not kept free from leaks or defects.	Basement	Closed
48	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing tiles	Basement	Closed
49	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement	Closed
50	Interior lighting fixtures or lamps are not maintained. Namely cracked lenses	Basement	Closed
51	Interior lighting fixtures or lamps are not maintained. Namely burnt out bulb	Basement	Closed
52	Floor and/or floor covering not kept in a clean and sanitary condition. Namely dirty carpet throughout	Hallway	Closed
53	The ventilation system or unit is not regularly cleaned. Namely dirty vent in chute rooms	Hallways	Closed
54	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged grills	Interior	Closed
55	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing drain cover	Interior	Closed
56	The electrical fixtures are not maintained in a safe and complete condition. Namely hanging wire	Interior	Closed
57	Interior lighting fixtures or lamps are not maintained. Namely missing bulb	Interior	Closed
58	Extension cords or other extensions are used as a permanent wiring system.	Interior	Closed
59	Floor and/or floor covering not kept in a clean and sanitary condition; Namely dirty carpets	Interior	Closed
60	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Interior	Closed
61	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Interior	Closed

62	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.	Interior	Closed
63	Exterior door has deteriorated/ineffective weather-proofing.	South and East Rear Exit	Closed
64	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely in hallways near ventilation grill and throughout where required	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.**