

MLS Building Audit Program - Details

Property Address : 132 CASTLEFIELD AVE

Legal Description: PLAN 734 RGE 4 PT LTS 18 &19

Roll No. : 1904114700066000000

Building : 132 CASTLEFIELD AVE

Report Date : January 18, 2019

Building Audit Date : June 13, 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 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 | 11 232969 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 11-Jul-11 | 09-SEP-11 | 100.00% |
| 2 | Property Standards | 11 232996 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 11-Jul-11 | 02-JUL-13 | 100.00% |
| 3 | Property Standards | 11 231999 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 14-Jul-11 | 13-JUL-12 | 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 232969 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 11-Jul-11 | 09-SEP-11 | 12-Sep-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|--------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout parking garage) | Parking Area | Closed |
| 2 | Extension cords or other extensions are used as a permanent wiring system. | Parking Area | Closed |
| 3 | Lighting in a garage is provided at less than 50 lux. | Parking Area | Closed |
| 4 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | Parking Area | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 11 231999 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 14-Jul-11 | 13-JUL-12 | 10-Sep-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. | Balcony | Closed |
| 2 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Balcony | Closed |
| 3 | Balcony slab finishes are not maintained in good repair. (Namely: Peeling protective finish on balcony slabs) | Balcony | Closed |
| 4 | Exterior yard that is used as a driveway for vehicles that is surfaced with a material impervious to water is not adequately graded and drained so as to prevent the drainage of water towards buildings. | Driveway | Closed |
| 5 | Required guards not constructed or maintained in accordance with Subsection 19.D. (Namely: Landing guard at top of stairway and retaining wall is less than 1070mm (42inches)) | North West | Closed |
| 6 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | North West | Closed |
| 7 | Height of the guard for the 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. | North West | Closed |
| 8 | The retaining wall is not being maintained in good repair. (Namely: Cracks and breaks located throughout wall surface) | North West | Closed |
| 9 | The chimney is not maintained in good repair and free from defects. (Namely: Spalling bricks and defective mortar (repair as required)) | Roof Of Building | Closed |
| 10 | Roof top drain pipe not maintained free from obstructions. (namely: foliage and debris around drain pipe) | Roof Of Building | Closed |
| 11 | The retaining wall is not being maintained in good repair. (Namely: Retaining wall out of plumb, cracked and broken) | South East | Closed |

| | | | |
|----|---|-----------------------|--------|
| 12 | The fence on the property is not being maintained in good repair. (Namely: Fence located on south east retaining wall) | South East | Closed |
| 13 | The yard is not being maintained free of weeds. (Namely: Clean and clear weeds) | West Side Yard | Closed |
| 14 | The yard is not being kept clean and free from accumulation of rubbish, brush, refuse, litter, and/or other debris. (Namely: Throughout west side yard also including window wells) | West Side Yard | Closed |
| 15 | Openings in exterior wall not protected with suitable materials (Namely: Dryer ventilation cover missing) | West Side 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 | 11 232996 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 11-Jul-11 | 02-JUL-13 | 26-Jul-13 |

No. of defects contained within the Order : **24**

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

| Deficiency Details | | | |
|--------------------|---|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The treads are not maintained in good repair. (Namely: deflected tread nosing) | 1st Floor | Closed |
| 2 | The electrical connections are not maintained in a safe and complete condition. (Namely: Open and unprotected electrical connections in addition to improperly terminated connections) | Boiler Room | Closed |
| 3 | Extension cords or other extensions are used as a permanent wiring system. | Boiler Room | Closed |
| 4 | Ceiling not maintained free of holes. (Namely: Ceiling perforations) | Boiler Room | Closed |
| 5 | Lighting in a service room is provided at less than 200 lux. | Boiler Room | Closed |
| 6 | The property is not maintained clean in accordance with the standards. (namely: improper storage and retention of materials) | Boiler Room | Closed |
| 7 | Walls not maintained free of holes. (namely: wall perforation) | Boiler Room | Closed |
| 8 | The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials) | Electrical Room | Closed |
| 9 | Ceiling not maintained free of holes. | Electrical Room | Closed |
| 10 | 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 |
| 11 | The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of cleaning supplies) | Laundry Room | Closed |
| 12 | Lighting in a laundry room is provided at less than 200 lux. | Laundry Room | Closed |
| 13 | Mailboxes are not maintained in good repair. (Namely: damaged or missing locks on mail boxes) | Lobby | Closed |
| 14 | The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials outside of designated storage lockers) | Storage Room | Closed |
| 15 | Lighting in a storage room is provided at less than 50 lux. | Storage Room | Closed |
| 16 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. | Throughout Building | Closed |
| 17 | Immediate action has not been taken to eliminate an unsafe condition. (namely: Door mats located throughout Corridors) | Throughout Building | Closed |
| 18 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Throughout Building | Closed |
| 19 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Throughout Building | Closed |
| 20 | 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 | Closed |
| 21 | Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor level. | Throughout Building | Closed |
| 22 | Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. | Throughout Building | Closed |
| 23 | Exterior windows with broken/cracked glass. (Namely: Windows located throughout stairways that are cracked or broken - replace as required) | Throughout Building | Closed |
| 24 | 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 | 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.**