

MLS Building Audit Program - Details

Property Address : 25 BEDFORD RD

Legal Description: PLAN 578 LOT 8 PT LOTS 7 9 & 10 RP 66R-16276 PARTS 16 T
 Roll No. : 1904052070002000000
 Building : 25 BEDFORD RD

Report Date : January 18, 2019

Building Audit Date : September 24, 2012

**** 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	12 280895 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-12	10-MAR-15	100.00%
2	Property Standards	12 280902 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	10-Dec-12	05-OCT-15	91.67%
3	Property Standards	12 289589 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-12	13-JUN-14	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
3	Property Standards	12 289589 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-12	13-JUN-14	30-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. (Namely: Unprotected electrical connection)	Garage	Closed
2	The light standard(s) supporting artificial light is not kept in good repair and in good working order. (Namely: Burnt out bulb)	Garage	Closed
3	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	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 280902 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	10-Dec-12	05-OCT-15	30-Nov-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

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 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing.	Exterior Of Garage	Closed
2	The exit stairs, and their supporting structural walls are not maintained in good repair. (Namely: Concrete work within garage exit stairways is not free from damage and defect)	Exterior Of Garage	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	Exterior Of Garage	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Exterior Of Garage	Closed
5	Exterior doors are not maintained in good repair. (Namely: Two doors located at base of garage ramp not free from rust and defect)	Garage Ramp	Closed
6	The catchbasin is not being maintained free from defect. (Namely: Catchbasin grate not free from damage, rust and defective concrete)	Garage Ramp	Closed
7	Driveway not maintained. (Namely: Concrete along garage ramp broken and not free from defect)	Garage Ramp	Substantially Co
8	The balcony is not maintained in good repair. (Namely: Balcony slabs and balcony guard panels throughout exterior - paint not free from defect)	Throughout Building	Closed
9	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimeters.	Throughout Building	Closed
10	In a dwelling unit, a window located more than 2,000 millimeters above grade opens within 1,500 millimeters 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 millimeters.	Throughout Building	Closed
11	The exterior walls and their components are not being maintained in good repair. (Namely but not limited to: Wall cracks located throughout building east facing wall)	Throughout Building Exterior	Substantially Co

12	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. (Namely: Spalling bricks throughout)	Throughout Building Exterior	Open
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 280895 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-12	10-MAR-15	16-Dec-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Stairwell doors surfaces require paint repair)	2nd Floor	Closed
2	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	8th Floor	Closed
3	Floor covering not kept free from stains. (Namely: Carpet stain located near suite 802)	8th Floor	Closed
4	Ceiling constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforation located within boiler room)	Basement	Closed
5	Exterior door not maintained in good repair. (Namely: Door rusted)	Basement	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
7	The property is not maintained kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout boiler room)	Basement	Substantially Co
8	Previously finished surface in the public area of the property is not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Door requires paint repair)	Basement	Closed
9	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
10	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
11	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
12	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
13	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. (Namely: Perforations located throughout electrical closets)	Electrical Closet(s)	Closed
14	The property is not kept clean in accordance with the standards. (Namely: Dirt Dust Debris located throughout electrical closets)	Electrical Closet(s)	Closed
15	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Painted floor surface throughout stairways)	Stairways	Closed
16	Exit 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.	Stairways	Closed
17	The guard is designed that a member, attachment or opening located between 140 millimeters and 900 millimeters above the level being protected facilitates climbing.	Stairways	Closed
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	Stairways	Closed
19	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairways	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Stairways	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.**