

MLS Building Audit Program - Details

Property Address : 45 DRIFTWOOD AVE

Legal Description: PLAN M1181 BLK B

Roll No. : 1908011380055000000

Building : **45 DRIFTWOOD AVE**

Report Date : January 11, 2019

Building Audit Date : February 11, 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 11, 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 116925 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Feb-16	30-NOV-16	75.00%
2	Property Standards	16 116930 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	19-Feb-16	30-NOV-16	0.00%
3	Property Standards	16 116940 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Feb-16	30-NOV-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
3	Property Standards	16 116940 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Feb-16	30-NOV-16	27-Apr-18

No. of defects contained within the Order : **7**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: U/G Garage. Wall areas where the paint finish has deteriorated are required to be repainted.	U/G Garage	Closed
2	Lighting in a garage is provided at less than 50 lux. Namely: U/G Garage. Provide additional lighting, where the light levels are below 50 Lux.	U/G 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. Namely: U/G Garage. Additional small exit signs to be installed on columns	U/G Garage	Closed
4	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely: U/G Garage. All columns where the painted finish has deteriorated should be repainted.	U/G Garage	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely: U/G Garage. Caged Storage Area. Remove all combustible and discarded materials and debris from this area.	U/G Garage	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: U/G Garage near space 48. Replace or repair broken electrical outlet.	U/G Garage near space 48	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: U/G Garage near space 51. Broken concrete on ledge beam. Repairs are required.	U/G Garage near space 51	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 116925 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Feb-16	30-NOV-16	17-Jan-19

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 being maintained free from defects and/or hazards. Namely: Repair all balcony slabs, where the concrete is broken and the reinforcing bars are exposed.	Balconies	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: Driveway. Cracked and damaged asphalt to be repaired.	Driveway	Open
3	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Paint is peeling on exterior shear walls. Spalling bricks need to be repaired. Resurfacing/Repainting is required.	Exterior Shear Walls	Closed
4	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair. Namely: All satellite dishes that are not fixed on a tripod, are required to be checked by the Owner/Property Manager for proper and safe installation. A letter of confirmation is to be provided to the City by the Owner/Property Manager.	Exterior of Building	Open
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: All exterior light fixtures. Replace missing lens covers.	Exterior of Building	Closed
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: North side of building. Repair all defective landing guards. Requires welding.	North side of Building	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: North side of Property. Repair damaged chain link fence.	North side of Property	Closed
8	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 is not maintained in good repair. Namely: South side of property. Repair concrete retaining wall planters, where the concrete is broken/ deteriorated.	south side of property	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :45
DRIFTWOOD AVE**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**