

MLS Building Audit Program - Details

Property Address : 50 DRIFTWOOD AVE

Legal Description: PLAN M988 PT BLK A RP R1433 PART 3 PART 5

Roll No. : 1908011401221000000

Building : **50 DRIFTWOOD AVE**

Report Date : January 17, 2020

Building Audit Date : August 24, 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 January 17, 2020

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 246510 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-10	13-FEB-12	100.00%
2	Property Standards	10 246607 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-10	07-NOV-11	100.00%
4	Property Standards	10 271684 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Oct-10	06-JUL-11	100.00%
5	Property Standards	10 271687 PRS 00 IV	ROOF	Closed	7-Oct-10	06-JUL-11	100.00%
6	Property Standards	10 271689 PRS 00 IV	BOILER ROOM	Closed	7-Oct-10	07-JUL-11	100.00%
7	Property Standards	10 271693 PRS 00 IV	MAINTENANCE ROOM	Closed	7-Oct-10	06-JUL-11	100.00%
8	Property Standards	10 271695 PRS 00 IV	LAUNDRY ROOM	Closed	7-Oct-10	06-JUL-11	100.00%
9	Property Standards	10 271698 PRS 00 IV	ELECTRICAL ROOM	Closed	7-Oct-10	06-JUL-11	100.00%
10	Property Standards	10 271701 PRS 00 IV	JANITOR ROOM	Closed	7-Oct-10	06-JUL-11	100.00%
11	Waste	10 246501 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	27-Aug-10	10-SEP-10	N/A**

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
9	Property Standards	10 271698 PRS 00 IV	ELECTRICAL ROOM	Closed	7-Oct-10	06-JUL-11	6-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically fire stopping at the ceiling penetration is missing	Electrical Room	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Electrical Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	10 271701 PRS 00 IV	JANITOR ROOM	Closed	7-Oct-10	06-JUL-11	6-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Specifically guards missing on light fixtures	Mechanical Room	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically damaged wall plaster in walls of janitor room	Mechanical Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 271687 PRS 00 IV	ROOF	Closed	7-Oct-10	06-JUL-11	6-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Specifically accumulation of concrete blocks and debris.	Roof Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically ventilation hoods require painting	Roof Of Building	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Specifically ventilation system is not working.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 271693 PRS 00 IV	MAINTENANCE ROOM	Closed	7-Oct-10	06-JUL-11	6-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Mechanical Room	Closed
2	The electrical connections are not maintained in good working order. Specifically junction boxes/outlets/switches are missing proper covers and cover on electric heater is missing	Mechanical Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Specifically debris on floors of maintenance room	Mechanical Room	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 271689 PRS 00 IV	BOILER ROOM	Closed	7-Oct-10	07-JUL-11	7-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	The electrical connections are not maintained in good working order. Specifically electrical outlets/switches/junction boxes do not have proper covers	Boiler Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Specifically debris present in boiler room	Boiler Room	Closed
4	The plumbing system is not kept free from leaks or defects. Specifically there is a leak at the circulation pump	Boiler Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 271695 PRS 00 IV	LAUNDRY ROOM	Closed	7-Oct-10	06-JUL-11	6-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Specifically - proper capping to be installed on dryer vent	Laundry Room	Closed
3	The plumbing system is not kept in good working order. Specifically water supply lines [un-used] to be properly capped and secured	Laundry Room	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically deteriorated painted surface on walls have deteriorated plaster and paint	Laundry Room	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Guards missing on light fixtures and light bulbs not functioning	Laundry Room	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 271684 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Oct-10	06-JUL-11	6-Jul-11

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep junk or rubbish. Specifically accumulation of debris by parking stall 74	Underground Parking Area	Closed
2	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
3	The electrical fixtures are not maintained in good working order. Specifically bulbs not functioning by stall 69,65,44-50,40 and 90 - also mssing guards on light fixtures	Underground Parking Area	Closed
4	The floor drain is not maintained in good repair. specifically leaking drain by parking stall 69	Underground Parking Area	Closed
5	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
6	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
7	The heating system or unit is not in good repair and maintained in good working condition. Specificall missing covers on heaters by ramp heater and water metre.	Underground Parking Area	Closed
8	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
9	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.	Underground Parking Area	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically paint efflourecence by parking stall 80,67,46,91,51-59 and 3 and black paint more than 2 feet above floor level	Underground Parking Area	Closed
11	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Specifically mo white paint by parking stall 59	Underground Parking Area	Closed
12	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically ill fitting door by parking stall 35	Underground Parking Area	Closed
13	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.	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	10 246510 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-10	13-FEB-12	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated on concrete surfaces.	Balcony	Closed
2	Exterior stairwell to parking garage. Paint on walls peeling.	Front	Closed
3	Chain link fence. Top rail loose, pulled apart, missing in areas. Chain link damaged, sagging.	Front	Closed
4	Exterior window with broken/cracked glass.	Front	Closed
5	Paint peeling on underside and fascia.	Front	Closed
6	Sign broken from support. Sign fallen over. Support post sticking up from ground. Trip hazard.	Front	Closed
7	Exterior stairwell to parking garage. Concrete sidewall cracked, damaged.	Front	Closed
8	Garbage storage facility is inadequate. Bin and large items being stored outside screened area.	North	Closed
9	Stairwell accessing hydro vault. Paint peeling on walls.	North	Closed
10	Stairwell and below grade walkway to parking garage. Paint on walls peeling and deteriorated.	North	Closed
11	Exterior garbage containment area not completely screened. Gates are chain link.	North	Closed
12	Stairwell and below grade walkway to parking garage. Concrete cracked and broken on slab by stairway.	North	Closed
13	Stairwell and below grade walkway to parking garage. Damaged concrete on wall. Evidence of water penetration.	North	Closed
14	Concrete retaining curb damaged, section leaning over.	North East	Closed
15	Concrete wall cracked and damaged. Evidence of water penetration.	Ramp	Closed
16	Railing beside walkway. Rusted through on top in one area.	Ramp	Closed
17	The required guard on top of the retaining wall is not maintained in good repair. Support post on north side at entrance to ramp not secured to wall.	Ramp	Closed
18	Top step on walkway beside ramp damaged.	Ramp	Closed
19	Light over pedestrian door is missing cover.	Ramp	Closed
20	Paint on walls peeling and deteriorated.	Ramp	Closed
21	Concrete retaining curb beside walkway has damaged, missing concrete.	Walkway	Closed
22	Hose connection and attached copper pipe pulled out of wall.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 246607 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-10	07-NOV-11	17-Jun-11

No. of defects contained within the Order : 31

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Numerous light fixtures are not provided with covers.	Interior of Building	Closed
2	7th floor bell rooms are dirty	Interior of Building	Closed
3	Main floor locker room east contains debris on the floor	Interior of Building	Closed
4	Main floor west locker room contains debris on the floor	Interior of Building	Closed
5	Main floor west locker room wall is damaged.	Interior of Building	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Interior of Building	Closed
7	The ventilation system is not regularly cleaned, the covers in corridors are dirty	Interior of Building	Closed
8	15th floor ceiling contains holes.	Interior of Building	Closed
9	The 15 floor west stairwell ceiling has damaged plaster	Interior of Building	Closed
10	6th floor ceiling is damaged	Interior of Building	Closed
11	Basement ceiling contains efflorescence and plaster damage.	Interior of Building	Closed
12	Front lobby ceiling near entrance has a hole in plaster.	Interior of Building	Closed
13	Numerous apartment doors are damaged.	Interior of Building	Closed
14	14th floor garbage chute room door has broken self closer.	Interior of Building	Closed
15	Door hardware for apt 905 is broken	Interior of Building	Closed
16	Numerous stairwell doors will not self close.	Interior of Building	Closed
17	West exit door has defective hardware.	Interior of Building	Closed
18	Lights in all garbage chute rooms are not maintained in working condition.	Interior of Building	Closed
19	Elevator does not stop flush with the floor.	Interior of Building	Closed
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
21	Carpets are dirty and stained.	Interior of Building	Closed
22	Garbage chute rooms are dirty	Interior of Building	Closed
23	Carpet beside apt 1108 contains a large hole.	Interior of Building	Closed
24	Electrical room floor near apt 306 contains a hole.	Interior of Building	Closed
25	Repairs to ceiling in main floor lobby near the elevators are not made in a good workmanlike manner.	Interior of Building	Closed
26	Basement walls are scratched	Interior of Building	Closed
27	Previously finished wall(s) in the public area of the property is not maintained in good repair. Walls in stairwells have damaged plaster.	Interior of Building	Closed
28	Baseboards, doors and door frames have deteriorated paint.	Interior of Building	Closed
29	The garbage chute room walls have missing tiles and are not finished.	Interior of Building	Closed
30	Stairwell walls are dirty and require new paint	Interior of Building	Closed
31	15th floor west stairwell wall contains graffiti.	Interior of 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.**