

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 11, 2019

Building Audit Date : June 23, 2017

**** 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	Graffiti	17 185263 GRA 00 IV		Closed	20-Jun-17	21-JUN-17	N/A**
2	Property Standards	17 187202 PRS 00 IV		Closed	30-Jun-17	28-SEP-17	100.00%
3	Property Standards	17 188108 PRS 00 IV		Closed	30-Jun-17	31-JUL-17	100.00%
4	Property Standards	17 188178 PRS 00 IV		Closed	30-Jun-17	31-JUL-17	100.00%
5	Property Standards	17 188213 PRS 00 IV		Closed	30-Jun-17	14-AUG-17	100.00%
6	Property Standards	17 188286 PRS 00 IV		Order Issued	30-Jun-17	02-OCT-17	58.33%
7	Property Standards	17 188320 PRS 00 IV		Order Issued	30-Jun-17	03-JUL-18	0.00%
8	Property Standards	17 188344 PRS 00 IV		Closed	30-Jun-17	28-AUG-17	100.00%
9	Property Standards	17 188719 PRS 00 IV		Closed	30-Jun-17	31-JUL-17	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	17 188108 PRS 00 IV		Closed	30-Jun-17	31-JUL-17	12-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to Units 407,405,403,505, and 905.	Where required	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	17 188719 PRS 00 IV		Closed	30-Jun-17	31-JUL-17	3-Aug-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely handrail on stairway leading to 1st floor North hallway is missing.	1st Floor	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	17 188320 PRS 00 IV		Order Issued	30-Jun-17	03-JUL-18	9-Aug-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to balcony guards contain peeling / deteriorating finish.	Balcony Guards	Open
2	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 peeling paint on balcony slabs.	Balcony Slabs	Open
3	Driveway(s) and/or similar areas not maintained. Namely driveway curbing near visitor parking area is cracked and/or deteriorating.	Driveway Curbs	Open
4	Driveway(s) and/or similar areas not maintained. Namely driveway curbing surrounding roundabout is cracked and/or deteriorating.	Driveway Curbs	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 188178 PRS 00 IV		Closed	30-Jun-17	31-JUL-17	1-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system.	Generator Room	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely lights not maintained.	Lighting	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely lighting fixture covers not secure.,	Lighting covers	Closed
4	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Vehicle silver four door car in parking space #87 with 3 flat tires and sever front bumper damage.	Parking Space # 87	Closed
5	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to debris stored in parking spaces #6,20,21,28,30,40,67,47 and 88.	Throughout	Closed
6	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely fan not operational.	Ventilation	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely ventilation fans and contain dirt, dust and debris. To include fan blades, guards and interior area protected by guards.	Ventilation	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 188213 PRS 00 IV		Closed	30-Jun-17	14-AUG-17	29-Jun-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to balcony enclosures.	Balconies	Closed
2	The electrical connections are not maintained in good working order. Namely but not limited to hanging/loose cables.	Cables	Closed
3	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely missing / damaged exterior dryer vent covers.	Dryer Vent Covers	Closed
4	The property has not been repaired in accordance with the standards. Namely where an exterior window was a piece of plywood has been installed in its place.	Exterior Window	Closed
5	The electrical connections are not maintained in good working order. Namely but not limited to hanging/loose wires in exit stairwell near Hydro Vault Room.	Hydro Vault Room Exit Stairwell	Closed
6	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to missing light bulbs.	Lighting	Closed
7	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to lighting fixture near exterior door to Boiler Room is not secure.	Lighting Fixture -Exterior Boiler Room Door	Closed
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely lighting standard is missing lighting fixture cover.	Lighting Standard	Closed
9	Exterior window(s) with broken/cracked glass.	South West Corner of Building	Closed
10	The plumbing drain pipe(s) is not maintained in good working order. Namely but not limited to blocked drain.	South West Exit Door From Underground Garage	Closed
11	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely ripped window screens.	Window Screens	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	17 188286 PRS 00 IV		Order Issued	30-Jun-17	02-OCT-17	3-Oct-18

No. of defects contained within the Order : 12

No. of defects that remain outstanding : 5

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Ceiling	Open
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to peeling paint.	Ceiling	Open
3	The floor drain is not maintained in good repair. Namely drain cover is damaged.	Drain Cover	Closed
4	The floor drain is not maintained in good repair. Namely missing drain cover.	Drain Cover	Closed
5	The electrical connections are not maintained in good working order. Namely but not limited to missing electrical cover plates, to include Generator Room,.	Electrical Covers	Closed
6	Door hardware/devices are not maintained in good repair. Namely pedestrian exit door near vehicle entrance does not close properly.	Pedestrian Door	Closed
7	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.	Signage	Closed
8	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.	Signage	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.	Signage	Closed
10	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely vehicle access door is damaged / dented.	Vehicle Access Door	Open
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Walls	Open
12	The walls in the parking or storage garage are not impervious to water. Namely but not limited to water penetration near parking space #23.	Walls	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	17 188344 PRS 00 IV		Closed	30-Jun-17	28-AUG-17	10-Oct-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to excess of items/ debris in Cleaning Room.	1st Floor - Cleaning Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris .Namely but not limited to items in passageways of locker rooms.	1st Floor - Locker Room	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely interior of Bell Room door contains marks and/or dirt.	7th Floor - Bell Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to debris in Bell Room.	Bell Room(s)	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely hallways fire cabinets contain dirt/ dust and debris.	Fire Cabinets	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely Garbage Chute Rooms contain debris.	Garbage Chute Rooms	Closed
7	Wall(s) not maintained clean. Namely walls contain handprints,marks and dirt.	Hallways	Substantially Co
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Naemly but not limited to excess storage of items and debris in Maintenance Room.	Maintenace Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to excess storage or items/ debris in Office located on the North side of the building.	North Office	Closed
10	Wall(s) not maintained clean. Namely but not limited to wall in stairwells contain dirt / smugges and / or dust.	Stairwells	Substantially Co
11	Floor and/or floor covering not kept in a clean and sanitary condition.Namely floors in stairwells contain dirt.	Stairwells- Floors	Substantially Co
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to excess storage of items in Superintendents Storage Room.	Superintendents Storage Room	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to excess storage and debris in passageways of West Storage Room.	West Storage Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 187202 PRS 00 IV		Closed	30-Jun-17	28-SEP-17	13-Mar-18

No. of defects contained within the Order : **61**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door closer on door to camera room is broken/disconnected/ not operational.	1st Floor - Camera Room	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor - Cleaning Room	Closed
3	The floor drain is not maintained in good repair. Namely missing/damaged floor drain cover.	1st Floor - Cleaning Room	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely lighting fixture is not secure.	1st Floor - Cleaning Room	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes and/or deteriorated material of walls in cleaning room, located in what appears to have once been a shower.	1st Floor - Cleaning Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. namely ceiling in lobby contains holes/ damaged material.	1st Floor - Lobby	Closed
7	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely exit door and door frame located in Moving Room contains peeling paint.	1st Floor - Moving Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling hatch in hallways area outside of electrical room is not secure.	1st Floor - Near electrical room	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely missing lighting fixture covers.	1st Floor - North Office	Closed
10	The electrical fixtures are not maintained in good working order. Namely missing electrical cover plate.	1st Floor - North Office	Closed
11	The plumbing system is not kept in good working order. Namely missing/damaged/deteriorating wrapping of pipes.	1st Floor - West Storage Room	Closed
12	Lighting in a storage room is provided at less than 50 lux.	1st Floor - West Storage Room	Closed
13	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor- Electrical Room	Closed
14	Exterior door has defective hardware. Namely but not limited to North exit door on 1st floor does not close properly.	1st Floor- North Exit Door	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to missing/damaged baseboard trim near elevator lobby of the floor.	2nd Floor - Elevator Lobby	Closed
16	The electrical connections are not maintained in good working order. Namely loss/ hanging wires.	3rd Floor - Garbage Chute Room	Closed
17	The electrical fixtures are not maintained in good working order. Namely missing electrical cover plate.	3rd Floor - Garbage Chute Room	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to missing/damaged baseboard trim near elevator lobby of the floor.	9th Floor - Elevator Lobby	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes/ damaged material and/or peeling paint.	Basement - Laundry Room Storage Room	Closed
20	The floor drain is not maintained in good repair. Namely missing or damaged drain cover.	Basement - Boiler Room	Closed
21	The plumbing system is not kept in good working order. Namely but not limited to blocked drain.	Basement - Boiler Room	Closed
22	The electrical switches are not maintained in good working order. Namely missing light switch cover plate.	Basement - Boiler Room	Closed
23	The electrical fixtures are not maintained in good working order. Namely missing electrical cover plates.	Basement - Boiler Room	Closed
24	The electrical fixtures are not maintained in good working order. Namely electrical fixture is not secured.	Basement - Boiler Room	Closed
25	Interior lighting fixtures or lamps are not maintained. Namely lighting fixture is not secured.	Basement - Boiler Room	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes in ceiling of small room inside boiler room.	Basement - Boiler Room	Closed

27	Previously finished surface in the public area of the property is not maintained in good repair. Namely ceiling contains peeling paint.	Basement - Laundry Room	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely access hatch in ceiling is not secure.	Basement - Laundry Room	Closed
29	Interior lighting fixtures or lamps are not maintained. Namely lighting fixtures missing covers.	Basement - Laundry Room	Closed
30	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely walls contain peeling/ deteriorating paint.	Basement - Laundry Room	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to walls behind machines contains holes/ damaged/ deteriorating material.	Basement - Laundry Room	Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement - Laundry Room Storage Room	Closed
33	The electrical fixtures are not maintained in good working order. Namely missing electrical cover plate.	Basement - Laundry Room Storage Room	Closed
34	The electrical switches are not maintained in good working order. Namely missing light switch cover plate.	Basement - Laundry Room Storage Room	Closed
35	Extension cords or other extensions are used as a permanent wiring system.	Basement - Maintenance Room	Closed
36	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair .Namely elevator doors contain markings/ peeling paint.	Elevator Doors	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling area to the North side of chimney stack contains holes/damaged material which is allowing water penetration.	Elevator Room	Closed
38	Extension cords or other extensions are used as a permanent wiring system.	Elevator Room	Closed
39	The electrical fixtures are not maintained in good working order. Namely electrical fixtures are missing cover plates.	Elevator Room	Closed
40	The electrical connections are not maintained in good working order. namely but not limited to loss, hanging wires near interior of entrance door to elevator room.	Elevator Room	Closed
41	The floor drain is not maintained in good repair. Namely missing floor drain cover near steps to 2nd level.	Elevator Room	Closed
42	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely closed garbage Chute rooms door hardware namely but not limited to door closures is missing/ not operational.	Garbage Chute Rooms	Closed
43	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely where repair has been done to wall near unit 505, repair does not match existing.	Hallway	Closed
44	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely where wall repair has been done near unit 608, finish does not match existing.	Hallway	Closed
45	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hallways	Closed
46	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to areas on walls where repairs have been made, repairs have not been finished to match existing wall.	Hallways	Closed
47	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling contains, damaged material, stains and/or holes.	Hallways	Closed
48	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely ventilation not operating on all floors of building.	Hallways	Closed
49	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely areas on walls for which have been repairs have not been refinished to match existing.	Hallways	Closed
50	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely carpets contain stains.	Hallways	Closed
51	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely but not limited to marks and stains on walls in hallways throughout interior of building.	Hallways	Closed
52	Interior lighting fixtures or lamps are not maintained. Namely lighting fixtures contain cracks/broken/damaged and/or missing fixture covers.	Hallways	Closed
53	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely trim/baseboard in hallways contains peeling paint.	Hallways - Trim	Closed
54	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor finish contains peeling/deteriorating paint.	Stairwells	Closed
55	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairwells	Closed

56	Interior lighting fixtures or lamps are not maintained. Namely lighting fixtures contain cracks/broken/damaged and/or missing fixture covers.	Stairwells	Closed
57	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely walls contain cracks/peeling paint.	Stairwells	Closed
58	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely suite doors and frames contain peeling/ chipped paint.	Suite Doors	Closed
59	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely suite door of unit 707 contains holes/ damaged materials.	Unit 707	Closed
60	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely suite door to unit #904 contains broken/damaged hardware.	Unit 904	Closed
61	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely doors including door frames to stairwells contain peeling / chipped paint.		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.**