

MLS Building Audit Program - Details

Property Address : 31-35 ST DENNIS DR

Legal Description: PLAN M834 BLK H1 PT BLK H2 RP 66R18749 PARTS 1 AND 2

Roll No. : 1908101160007000000

Building : **35 ST DENNIS DR -- N2606**

Report Date : November 05, 2010

Building Audit Date : October 20, 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 November 05, 2010

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 283142 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	20-Oct-10	18-APR-11	0.00%
2	Property Standards	10 281471 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Oct-10	28-FEB-11	0.00%
3	Property Standards	10 282018 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Oct-10	27-APR-11	0.00%
4	Property Standards	10 287657 PRS 00 IV	REPORT ORDERS WINDOW A/C UNITS	Order Issued	29-Oct-10	29-DEC-10	N/A**
5	Property Standards	10 287687 PRS 00 IV	REPORT ORDERS WINDOW DEVICES	Order Issued	29-Oct-10	29-DEC-10	N/A**
6	Property Standards	10 287695 PRS 00 IV	REPORT ORDERS SATELLITE DISHES	Order Issued	29-Oct-10	29-DEC-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
2	Property Standards	10 281471 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Oct-10	28-FEB-11	1-Mar-11

No. of defects contained within the Order : **37**

No. of defects that remain outstanding : **37**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service hallway is provided at less than 50 lux. Namely: Inadequate lighting provided in breezeway.	1st Floor	Open
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Deteriorated surface finish on floor in stairwell. Refinishing is required.	2nd Floor	Open
3	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: Storage room door needs refinishing.	2nd Floor	Open
4	Interior lighting fixtures or lamps are not maintained. Namely: New flourescent light bulbs are required.	2nd Floor	Open
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Metal cover plate on wall is in disrepair/damaged. Repairs are required.	3rd Floor	Open
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover plate on electrical box.	4th Floor	Open
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Inadequate repair to ceiling near unit 630. Refinishing is required.	6th Floor	Open
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation grill in garbage chute room is broken.	8th Floor	Open
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Garbage chute spring closing device is not operating properly. Also replace missing fire damper.	8th Floor	Open
10	The 2nd floor storage room is not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all discarded materials and debris from the storage room. Repair broken door closer. Replace missing cover plates. Repair holles in walls. replace missing electrical cover plates. Remove extention cord used for permanent wire connection. Provide shelving for stored materials.	1st & 2nd Floors	Open
11	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. Inadequate illumination provided in Boiler Room.	Boiler Room	Open
12	The Boiler Room is not maintained and/or kept clean in accordance with the standards. Namely: Boiler Room. Floor needs cleaning. Replace missing floor drain cover. Clean and clear all debris and discarded materials. Remove loose/hanging electrical wires.	Boiler Room	Open
13	Elevator Room is not maintained in a clean condition. Namely: Accumulation of dicarded materials in the lower level of the elevator room. Clean and clear as required.	Elevator Room	Open
14	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Open
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Open electrical boxes. Missing electrical cover plates. Replacement is required.	Elevator Room	Open
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Entrance Area	Open
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Ventilation grille inot secured properly to the wall. Near unit 926.	Hall	Open
18	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Hallways	Open
19	Adequate ventilation has not been provided. Namely: Ventilation in the corridors are inadequate. Some vents are not supplying enough fresh air circulation. Repairs are required.	Hallways	Open
20	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. All areas throughout the interior portion of the building, where the walls, doors and ceiling have been defaced by graffiti, refinishing is required.	Interior of Building	Open

21	The Laundry Room is not maintained and/or kept clean in accordance with the standards. Namely: Clean lint from behind dryers. Replace radiator cover. Clean washroom. Remove loose and hanging wires.	Laundry Area	Open
22	Interior lighting fixtures or lamps are not maintained. Namely: Office. Replace burnt out light fixtures. Paint walls where the surface has deteriorated. Clean vent in office washroom.	Office	Open
23	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Evidence of spalling bricks on the chimney. Repairs are required.	Roof Of Building	Open
24	Exterior door has deteriorated/ineffective weather-proofing. Namely: Exterior door providing access to elevator room. Deteriorated, corroded and requires refinishing/replacement.	Roof Of Building	Open
25	Previously finished surface(s) on the Roof of the property is not maintained in good repair. Namely: Ventilation fan Housing on the Roof. Surface has corroded refinishing/painting is required.	Roof Of Building	Open
26	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Accumulation of lumber, flourescent light bulbs, and other discarded materials stored on roof. Hazardous. Immediate removal of these items are required.	Roof Of Building	Open
27	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Loose/unsecured catwalk boards on the roof. Repairs are required.	Roof Of Building	Open
28	The electrical connections are not maintained in a safe and complete condition. Namely: Replace missing lens covers on light fixtures throughout the building.	Throughout building	Open
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Baseboards that are damaged throughout hallways and stairways need to be repaired. Check throughout the building.	Throughout Building	Open
30	Garbage chute is not maintained in a clean and odour free condition. Clear blocked garbage chute.	Throughout Building	Open
31	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean all floors inside electrical closets throughout the building.	Throughout Building	Open
32	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: All graffiti markings or defaced surfaces are required to be refinished or painted throughout the building.	Throughout Building	Open
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair and or replace all broken/missing wall tiles inside garbage chute room.	Throughout Building	Open
34	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: All apt. doors that are scratched or marked should be repainted throughout the building.	Throughout Building	Open
35	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: All Electrical room doors with defective locking hardware should be repaired and locked.	Throughout Building	Open
36	Exit, public corridor or corridor 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 or ramps. Namely: Inadequate illumination is provided near garbage chute. Additional light fixture is required near garbage chute.	Throughout Building	Open
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles that are damaged or water stained should be replaced throughout the building.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 282018 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Oct-10	27-APR-11	28-Apr-11

No. of defects contained within the Order : **38**

No. of defects that remain outstanding : **38**

Deficiency Details

No.	Violation/Defect	Location	Status
1	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Open
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation shaft grates in disrepair.	Exterior	Open
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grate.	Exterior	Open
4	Handrail not continuous throughout length of stairway or ramp other than interruption by doorway or newel at change of direction.	Exterior	Open
5	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior	Open
6	The retaining wall is not being maintained in good repair, namely spalling brick.	Exterior	Open
7	The retaining wall is not being maintained in good repair, namely deteriorated and damaged concrete footing for guard.	Exterior	Open
8	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior	Open
9	The grass is not being maintained in a living condition.	Exterior	Open
10	Exterior yard surface and/or similar areas not maintained, namely stumps and branches causing trip hazard.	Exterior	Open
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Open
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely deteriorated and/or damaged concrete block.	Exterior	Open
13	The ventilation system or unit is not regularly cleaned, namely vent shaft and grate.	Exterior	Open
14	The exterior walls and their components are not being maintained in good repair, namely damaged and deteriorated concrete.	Exterior	Open
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Open
16	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Exterior	Open
17	The exterior walls, soffits and their components are not being maintained in good repair.	Exterior Of Building	Open
18	The exterior walls and their components are not being maintained in good repair, to include at soffits.	Exterior Of Building	Open
19	The exterior walls and their components are not being maintained in good repair, to include spalling brick.	Exterior Of Building	Open
20	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Open
21	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
22	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Open
23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
24	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Open
25	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.	Throughout Building	Open
26	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres 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 millimetres.	Throughout Building	Open

27	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres 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 millimetres, namely installation of window air conditioning units.	Throughout Building	Open
28	The electrical fixtures are not maintained in a safe and complete condition, and are in disrepair, to include missing light bulb.		Open
29	Driveway(s) and/or similar areas not maintained, namely cracked asphalt, and potholes.		Open
30	The electrical switches are not maintained in good working order, and are in disrepair.		Open
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings, and adjacent climbable conditions.		Open
32	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.		Open
33	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely unsecured and unstable guards.		Open
34	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely damaged gates.		Open
35	Required handrails on stairs or ramps are less than 865mm or more than 965mm high		Open
36	The exterior concrete stairwells and retaining walls, to include at soffits are not being maintained in good repair, namely cracked and delaminated concrete.		Open
37	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.		Open
38	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely cracked, broken and pitted concrete at treads and nosings.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 283142 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	20-Oct-10	18-APR-11	19-Apr-11

No. of defects contained within the Order : **46**

No. of defects that remain outstanding : **46**

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 damaged door knob.	Compactor Room	Open
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Open
3	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Open
4	Lighting in a garage is provided at less than 50 lux.		Open
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include delamination.		Open
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination.		Open
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.		Open
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Open
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely suspended ceiling in disrepair.		Open
17	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks, namely crack at column base.		Open
18	The parking or storage garage columns painted surface is not maintained in a state of good repair.		Open
19	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.		Open
20	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.		Open
21	The parking or storage garage is used to keep junk or rubbish.		Open
22	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.		Open
23	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.		Open
24	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, to include uneven and damaged concrete.		Open
25	The property has not been repaired in accordance with the standards, namely presence of sheet metal (to include unsecured and hanging) cladding attachments.		Open

26	The plumbing system is not kept in good working order, namely damaged, collapsed and/or missing floor drain covers.		Open
27	The plumbing system is not kept free from leaks or defects.		Open
28	The plumbing system is not protected from freezing, namely missing and/or damaged pipe insulation.		Open
29	The sign(s) is not being maintained in a good state of repair, namely column exit signs are positioned, so as to cause an obstruction.		Open
30	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damaged and/or deteriorated concrete block.		Open
31	The parking or storage garage walls painted surface is not maintained in a state of good repair.		Open
32	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.		Open
33	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Open
34	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at Bell box.		Open
35	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at electrical box.		Open
36	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at electrical box.		Open
37	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at conduit box.		Open
38	The electrical fixtures are not maintained in a safe and complete condition, namely unacceptable cover at electrical box.		Open
39	The electrical connections are not maintained in a safe and complete condition, namely presence of hanging and unsecured vacant conduit.		Open
40	The electrical connections are not maintained in a safe and complete condition, to include hanging and unsecured wires.		Open
41	The electrical fixtures are not maintained in good working order, and are in disrepair, namely damaged conduit box.		Open
42	The heating system or unit is not in good repair and maintained in good working condition, namely damaged thermostat.		Open
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Open
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged concrete block.		Open
45	Interior lighting fixtures or lamps have not been installed, to include missing and/or inoperative bulbs.		Open
46	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.		Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :31-35 ST
DENNIS DR**

Active apartment unit related investigation matters (Property Standards only) :	4
Number of investigation-related Orders issued to Property owner :	4
Number of investigation-related Orders issued to tenants :	0

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