

MLS Building Audit Program - Details

Property Address : 103-105 WEST LODGE AVE

Legal Description: PLAN 558 LOTS 13 TO 29 31 32 PLAN 455 LOTS 1 2 3 PLAN 8:

Roll No. : 1904023070065000000

Building : **105 WEST LODGE AVE**

Report Date : April 01, 2016

Building Audit Date : March 04, 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 April 01, 2016

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	16 121560 GRA 00 IV	GRAFFITTI	Notice Issued	25-Feb-16	01-MAR-16	N/A**
2	Property Standards	16 124324 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Mar-16	22-SEP-16	0.00%
3	Property Standards	16 124347 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	22-Mar-16	22-SEP-16	0.00%
4	Property Standards	16 127445 PRS 00 IV	CLEANLINESS - PARKING GARAGE	Order Issued	22-Mar-16	22-APR-16	0.00%
5	Property Standards	16 127540 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Mar-16	22-SEP-16	0.00%
6	Property Standards	16 127971 PRS 00 IV	WINDOW SAFETY DEVICES	Order Issued	22-Mar-16	22-MAY-16	0.00%
7	Waste	16 121565 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Notice Issued	25-Feb-16	01-MAR-16	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
6	Property Standards	16 127971 PRS 00 IV	WINDOW SAFETY DEVICES	Order Issued	22-Mar-16	22-MAY-16	23-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. A letter from the Owner or property manager should be sent to the Officer confirming that the window safety restrictors have been installed.	All Bedroom Windows	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 127445 PRS 00 IV	CLEANLINESS - PARKING GARAGE	Order Issued	22-Mar-16	22-APR-16	23-Apr-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely: All levels of Parking Garage. Clean and clear all discarded materials and debris from the floor areas. Including paint cans, cardboard, rubbish and litter. Main level contains storage of a door, drywall, and window frame.	Parking Garage	Open
2	The parking or storage garage is used to keep junk or rubbish. Namely: Remove stored hot dog cart from the ramp area. Lic. # 4219	Parking Garage Ramp	Open
3	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: Remove two abandoned vehicles in the underground garage. Black Jeep Cherokee and a Burgandy Plymouth Voyager	Underground garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 127540 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Mar-16	22-SEP-16	23-Sep-16

No. of defects contained within the Order : **10**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony is not being maintained free from defects and/or hazards. Namely: 14th floor North side. Remove chesterfield from protruding against balcony guard.	14th floor North side	Open
2	The exterior surface has not been restored and/or resurfaced where necessary. Namely: 15th floor balcony. North side of building. Smoke damage on the ceiling.	15th floor balcony. North side of building.	Open
3	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Exterior front canopy. Broken light fixtures. Repairs required.	Front Canopy	Open
4	The (verandah, porch, deck, loading dock, ramp, canopy, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely: Front Canopy, evidence of deteriorated concrete and exposed rebars. All loose concrete should be removed.	Front Canopy	Open
5	The yard is not landscaped to prevent unstable soil conditions or erosion. Namely: Inadequate ground cover on landscaped areas. Sod/grass seeds to be applied.	Landscaped areas	Open
6	Equipment/attachment appurtenant to the building is not protected from the elements, Namely: Open rogers cable box, door needs to be secured.	North side of the building.	Open
7	An exterior door has a defective locking mechanism. Namely: Rear exit door lock is not secured.	Rear door, North side of building.	Open
8	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Deteriorated surface paint finish and graffiti markings on the shear walls at roof level.	Roof Level	Open
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Missing security camera lens cover. Exposed wires. Above door.	South side door	Open
10	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Graffiti on the west side parking garage.	West side parking garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 124347 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	22-Mar-16	22-SEP-16	23-Sep-16

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Lower Level	Open
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely, Exposed and corroded reinforcing bars on the ceiling due to deterioration of concrete.	Lower level of parking garage	Open
3	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed electrical wires on ceiling.	Near front of entrance of garage door	Open
4	Extension cords or other extensions are used as a permanent wiring system. Namely: Extension cord at garage door opener is used for permanent wiring/connection.	Near garage door opener	Open
5	The floor drain is not maintained in good repair. Namely: Disconnected drain pipe near parking space 41.	Near parking space 41	Open
6	The floor drain is not maintained in good repair. Namely: Missing floor drain cover.	Near parking space 49	Open
7	The electrical fixtures are not maintained in good working order. Namely: Near parking space 70. Defective electrical outlet.	Near space 70	Open
8	The electrical fixtures are not maintained in a safe and complete condition. Parking Garage. Several locations where electrical wires are exposed due broken conduit and missing junction box covers.	Parking Garage	Open
9	Lighting in a garage is provided at less than 50 lux.. Namely: Additional lighting is required in the parking garage.	Parking Garage	Open
10	The floor drain is not maintained in good repair. Namely: Disconnected drain pipes on the 3rd and 4th levels of parking garage, due to corrosion.	Parking Garage	Open
11	Immediate action has not been taken to eliminate an unsafe condition. Namely: Hatch to roof not locked and numerous gates are broken and allowing accessibility.	Parking Garage	Open
12	The parking or storage garage does not have a designated safe-exit route. Namely: Mainly on the lower level and 3rd and 4th levels.	Parking Garage	Open
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Main level throughout garage, evidence of peeling paint on the ceiling.	Parking garage main level	Open
14	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks.	Top level parking area	Open
15	The ceilings in the parking or storage garage are not impervious to water. Namely: Water is leaking from the main level to the lower level parking area.	Underground level of parking garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 124324 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Mar-16	22-SEP-16	23-Sep-16

No. of defects contained within the Order : **69**

No. of defects that remain outstanding : **69**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint peeling on ceiling near elevator.	11th floor	Open
2	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Remove graffiti from wall above elevator door.	12th Floor	Open
3	Auxiliary heaters are used as a permanent source of heat. Namely: Missing radiator cover and heating coils.	12th floor North Stairway	Open
4	Door hardware/devices are not maintained in good repair. Namely: Hallway door handle is defective.	16th and 4th flr. south side	Open
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor garbage room	Open
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 17th floor. Replace broken and missing ceiling tiles.	17th floor	Open
7	Auxiliary heaters are used as a permanent source of heat. Namely: Radiator cover is missing.	18th south stairway	Open
8	An exterior door has no locking mechanism. Namely; Missing door latching hardware.	2nd flr. North hallway door	Open
9	Door hardware/devices are not maintained in good repair. Broken door closing device near unit 417.	4th flr. near unit 417	Open
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Defective door handle.	6th and 9th flr. garbage room	Open
11	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: Remove graffiti from the ceiling.	6th floor garbage room	Open
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall, missing wall tiles.	6th flr. and 4th flr. garbage room	Open
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Missing wall tiles near elevator.	8th Floor	Open
14	Door hardware/devices are not maintained in good repair. Namely: Door near unit 807 is not closing properly.	8th flr. near unit 807	Open
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Damaged ventilation grill on wall. Repairs required.	9th Floor	Open
16	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: All Garbage Chute rooms. Repair all garbage chutes where the auto closer is broken and the fire dampers are missing.	All Garbage Chute Rooms	Open
17	Lighting in a storage room is provided at less than 50 lux. Namely: All storage rooms inside the apartment building.	All Storage Rooms	Open
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Hallways, Stairways, Elevator service room, Boiler room, Garbage Chute rooms, and all Storage Rooms.	All areas listed, replace light fixture covers.	Open
19	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Near unit 314, burnt wood threshold at apt. door. Needs replacing.	At unit 314	Open
20	The occupant is not maintaining all exits from the property clear and unobstructed. Basement level. Motorbikes, drywall, windows, screens and closet doors stored in the hallway. These obstructions should be removed.	Basement Hallway	Open
21	Interior lighting fixtures or lamps are not maintained. Namely: Lights are out.	Between 16th and 15th north stairway	Open
22	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely:North Stairway. Graffiti on wall.	Between 8th and 9th floors	Open
23	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed electrical wires on electrical panel.	Boiler Room	Open

24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Sump pump cover is missing.	Boiler Room	Open
25	The electrical connections are not maintained in a safe and complete condition. Namely: Convenience Store. Missing covers on electrical junction boxes on the ceiling.	Convenience Store	Open
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Convenience Store. Repair holes in the ceiling.	Convenience Store	Open
27	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical closet near unit 216. Exposed electrical wires, junction box missing cover.	Electrical closet near unit 216	Open
28	The electrical switches are not maintained in good working order. Namely: Broken electrical switch plate.	Elevator Room	Open
29	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
30	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed electrical wires on junction box and electrical light fixtures.	Elevator room	Open
31	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely: Broken glass in hallway door.	First floor Hallway door	Open
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: No light fixture cover.	Ground floor cleaners storage room	Open
33	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: South side exit door needs painting.	Ground floor south exit door	Open
34	An exterior door has a defective locking mechanism. Namely: Exit door is not locking properly.	Ground flr. south exit door	Open
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ground flr. south exit door. Door needs painting.	Ground flr. south side	Open
36	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Hallway ventilation is not working.	Hallway	Open
37	The ventilation system or unit is not regularly cleaned. Namely: Hallway vents are required to be cleaned.	Hallway Vents	Open
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Baseboard is not secured to wall.	Hallway near Tuck shop.	Open
39	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 and Basement Corridors	Open
40	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: All hallways and stairways, plaster repairs are required to be painted.	Hallways and Stairways	Open
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair paint peeling on the ceiling.	Laundry Room	Open
42	Lighting in a laundry room is provided at less than 200 lux. Namely: Front area of laundry room requires additional lighting.	Laundry Room	Open
43	Ceiling not maintained clean. Namely: Clean accumulation of cobwebs from the ceiling.	Laundry room	Open
44	The electrical connections are not maintained in a safe and complete condition. Exposed electrical wires on the ceiling.	Laundry room	Open
45	Repair(s) does not reasonably match existing wall(s) Namely: Wall plaster repairs need to be painted.	Laundry room	Open
46	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby Area	Open
47	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby Area	Open
48	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby Area	Open
49	The lighting fixture is not maintained in a clean condition. Namely: Light fixtures need cleaning, due to dust accumulation.	Mezzanine	Open
50	The electrical fixtures are not maintained in a safe and complete condition. Namely; Missing electrical receptable cover plates.	Mezzanine level	Open
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Missing light fixture cover near unit 1101.	Near Unit 1101	Open
52	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: 11th and 9th Floor. Carpet is bleach stained.	Near Unit 1119 and 9th flr.	Open
53	The occupant is not maintaining all exits from the property clear and unobstructed. Namely: 12th floor. Furniture stored in hallway near unit 1207. Also near unit 315, motor bike stored in hallway.	Near Unit 1207 and 417	Open
54	Interior lighting fixtures or lamps are not maintained. Namely: Light is out near unit 1008.	Near unit 1008	Open

55	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Remove graffiti from light fixture.	Near unit 1010	Open
56	The electrical fixtures are not maintained in a safe and complete condition. Namely: No cover on junction box, exposed electrical wires.	Near unit 1101	Open
57	The electrical connections are not maintained in a safe and complete condition. Namely: No cover on junction box, exposed electrical wires.	Near unit 1101	Open
58	The electrical receptacle are not maintained in good working order. Namely: Receptacle cover plate is damaged.	Near unit 1408	Open
59	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on wall.	Near unit 1418	Open
60	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling is stained with unspecified substance.	Near unit 1503	Open
61	Interior lighting fixtures or lamps are not maintained. Namely: Light is out.	Near unit 1519	Open
62	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: Remove graffiti from the wall.	Near unit 1614	Open
63	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Bleach stains on carpet.	Near unit 1620 and 8th flr.	Open
64	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Deteriorated paint finish on door to former pool area.	Near unit 417	Open
65	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Ceiling is stained and marked.	Near unit 922	Open
66	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Roof level storage rooms and Basement level storage rooms. Remove all debris and discarded materials from the floor. Roof level storage room. Provide a proper cover for the hole in the floor.	Roof and basement level storage rooms	Open
67	Previously finished surface in the public area of the property is not maintained in good repair. Namely:Unit 301, door surface needs painting.	Unit 301	Open
68	Ceiling not maintained clean. Namely: Compactor room. ceiling and walls need cleaning and painting.	compactor room	Open
69	Lighting in a service room is provided at less than 200 lux.	compactor room	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :103-105
WEST LODGE 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.**